



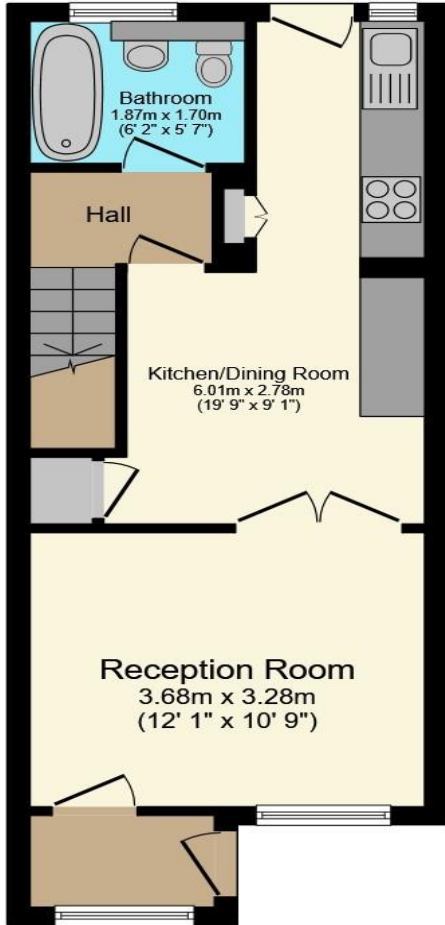
**Vale Road, Chesham HP5 3NP**

**welcome to**

**Vale Road, Chesham**

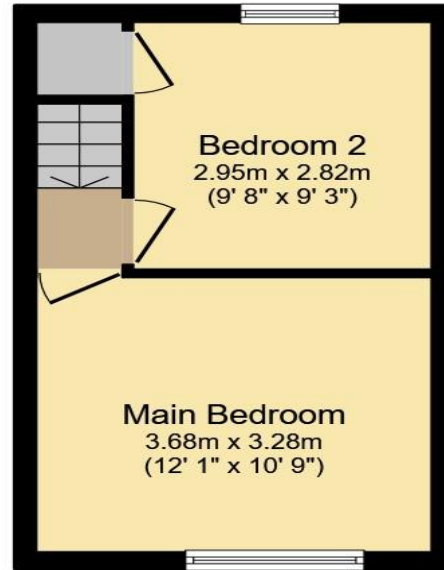
A charming FREEHOLD TWO bedroom cottage with garage perfect for a young family looking for their first home in the countryside with easy access to all local amenities or for the investor looking for a delightful rental ready to rent immediately,





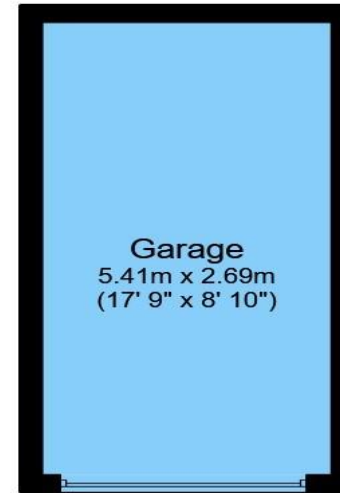
### Ground Floor

Floor area 36.6 sq.m. (393 sq.ft.) approx



### First Floor

Floor area 23.3 sq.m. (250 sq.ft.) approx



### Garage

Floor area 14.6 sq.m. (157 sq.ft.) approx

Total floor area 74.4 sq.m. (800 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

### Porch

#### Reception Room

12' 1" x 10' 9" ( 3.68m x 3.28m )

#### Kitchen

19' 9" max x 9' 1" max ( 6.02m max x 2.77m max )

#### Bathroom

6' 2" x 5' 7" ( 1.88m x 1.70m )

#### Bedroom 1

12' 1" x 10' 9" ( 3.68m x 3.28m )

#### Bedroom 2

9' 8" x 9' 3" ( 2.95m x 2.82m )

welcome to

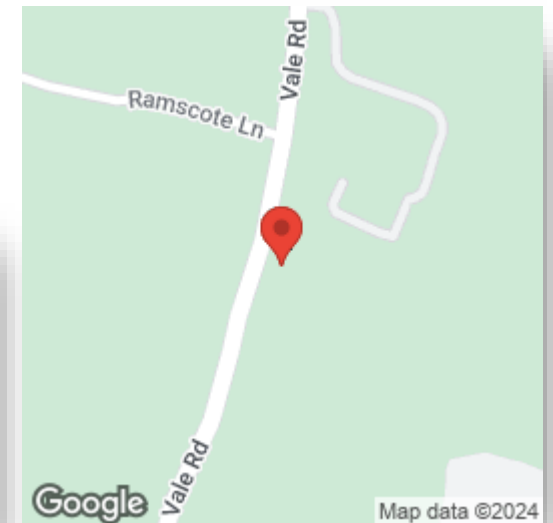
## Vale Road, Chesham

- TWO DOUBLE BEDROOMS
- FREEHOLD PROPERTY CLOSE TO COUNTRYSIDE WALKS
- GARAGE STORAGE
- SEMI-RURAL LOCATION
- PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103027](https://www.brownandmerry.co.uk/Property/CSM103027)



Property Ref:  
CSM103027 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01494 775650**



[chesham@brownandmerry.co.uk](mailto:chesham@brownandmerry.co.uk)



3 Market Square, CHESHAM, Buckinghamshire,  
HP5 1HG



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**