

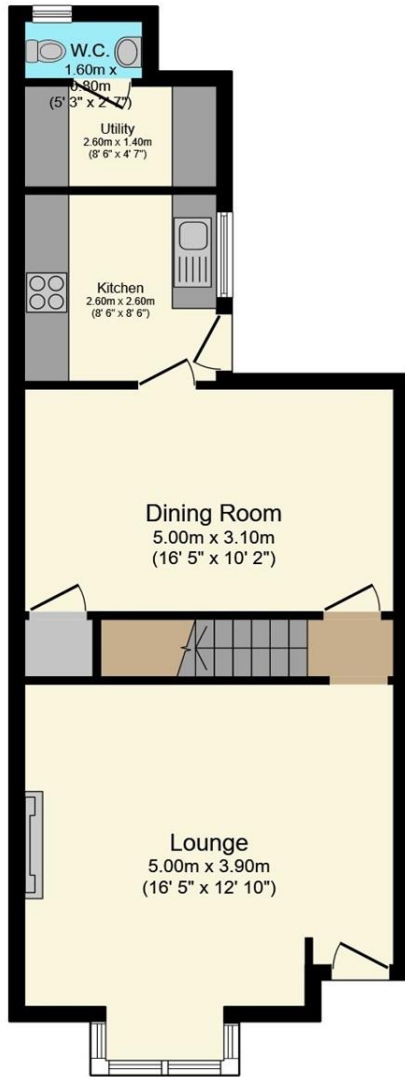


**Shantung Place, Moor Road Chesham HP5 1SF**

**welcome to**  
**Shantung Place, Moor Road Chesham**

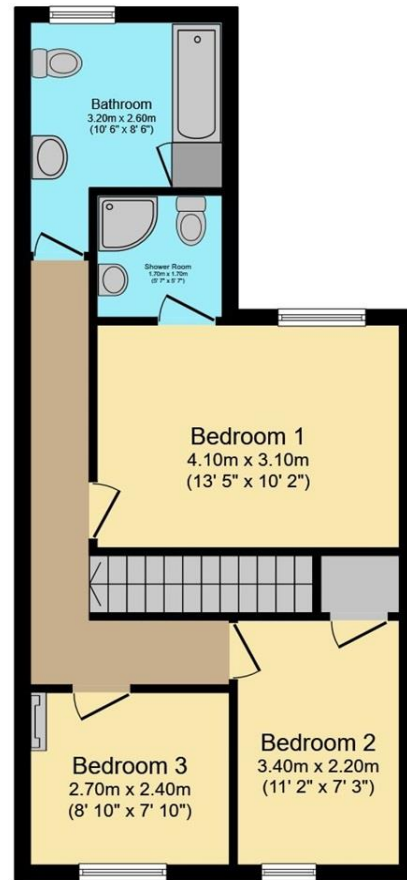
Character filled terraced property with separate lounge and dining room, kitchen plus utility and WC on the ground floor, The first floor offers three double bedrooms with en-suite shower room to the master and family bathroom. Outside offers parking to the front and large garden to the rear.





### Ground Floor

Floor area 55.8 m<sup>2</sup> (601 sq.ft.) approx



### First Floor

Floor area 48.5 m<sup>2</sup> (522 sq.ft.) approx

Total floor area 104.3 m<sup>2</sup> (1,122 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Powered by Focal



### Lounge

16' 5" max x 12' 10" max ( 5.00m max x 3.91m max )

### Bedroom 3

8' 10" x 7' 10" ( 2.69m x 2.39m )

### Dining Room

16' 5" x 10' 2" ( 5.00m x 3.10m )

### Bathroom

10' 6" max x 8' 6" max ( 3.20m max x 2.59m max )

### Kitchen

8' 6" x 8' 6" ( 2.59m x 2.59m )

### Utility

4' 7" x 8' 6" ( 1.40m x 2.59m )

### W C

5' 3" x 2' 7" ( 1.60m x 0.79m )

### Landing

### Bedroom 1

13' 5" x 10' 2" ( 4.09m x 3.10m )

### En-Suite Shower Room

5' 7" x 5' 7" ( 1.70m x 1.70m )

### Bedroom 2

11' 2" x 7' 3" ( 3.40m x 2.21m )

welcome to

## Shantung Place, Moor Road Chesham

- NO UPPER CHAIN
- CHARACTER COTTAGE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS & WC
- GOOD CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/CSM103130](https://www.brownandmerry.co.uk/Property/CSM103130)



Property Ref:  
CSM103130 - 0002

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



**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)