



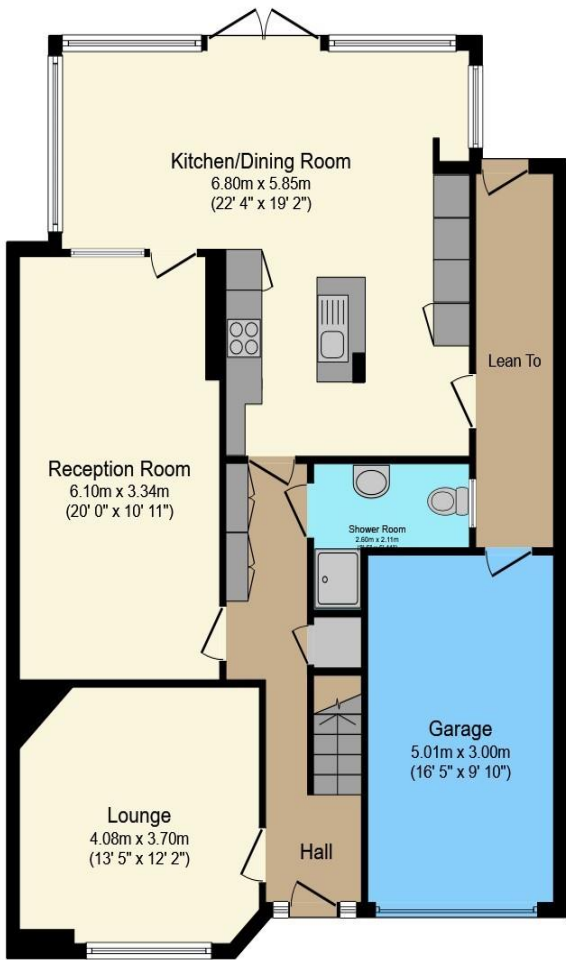
**Berkeley Avenue, Chesham HP5 2RP**

**welcome to**

**Berkeley Avenue, Chesham**

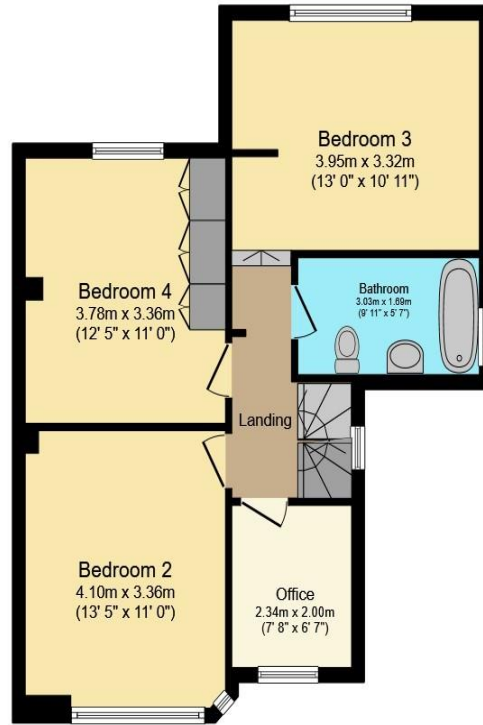
Purchase your long term family home in a quiet residential area of Chesham; perfect for a young family to make their long term home. With ample space throughout the home, and ample parking, there is plenty of potential for your family to grow and live comfortably.





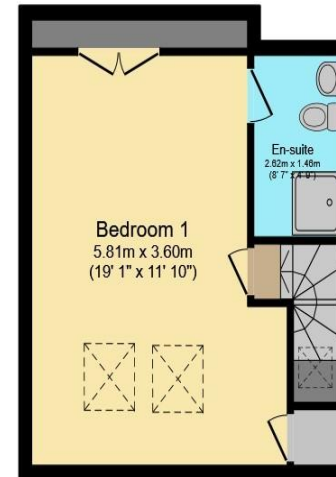
### Ground Floor

Floor area 106.9 m<sup>2</sup> (1,151 sq.ft.) approx



### First Floor

Floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx



### Second Floor

Floor area 30.8 m<sup>2</sup> (332 sq.ft.) approx

Total floor area 194.5 m<sup>2</sup> (2,094 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

### Hallway

### Lounge

13' 5" x 12' 2" ( 4.09m x 3.71m )

### Reception Room

20' x 10' 11" ( 6.10m x 3.33m )

### Kitchen/Diner

Irregular Shaped Room 22' 4" max x 19' 2" max ( 6.81m max x 5.84m )

### Shower Room

Irregular Shaped Room 8' 5" max x 6' 11" max ( 2.57m max x 2.11m )

### Integral Garage

16' 5" x 9' 3" ( 5.00m x 2.82m )

### Bedroom 2

13' 5" x 11' ( 4.09m x 3.35m )

### Bedroom 3

13' x 10' 11" ( 3.96m x 3.33m )

### Bedroom 4

12' 5" x 11' ( 3.78m x 3.35m )

### Office

7' 8" x 6' 7" ( 2.34m x 2.01m )

### Bathroom

9' 11" x 5' 7" ( 3.02m x 1.70m )

### Bedroom 1

19' 1" max x 11' 10" max ( 5.82m max x 3.61m max )

### En-Suite Shower Room

welcome to

## Berkeley Avenue, Chesham

- SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- OFF STREET PARKING FOR SEVERAL CARS

Tenure: Freehold EPC Rating: C

# £799,950



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.brownandmerry.co.uk/Property/CSM103138) brownandmerry.co.uk/Property/CSM103138



Property Ref:  
CSM103138 - 0006

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



3 Market Square, CHESHAM, Buckinghamshire,  
HP5 1HG



**brownandmerry.co.uk**