



**Chartridge Lane, Chesham HP5 2SQ**

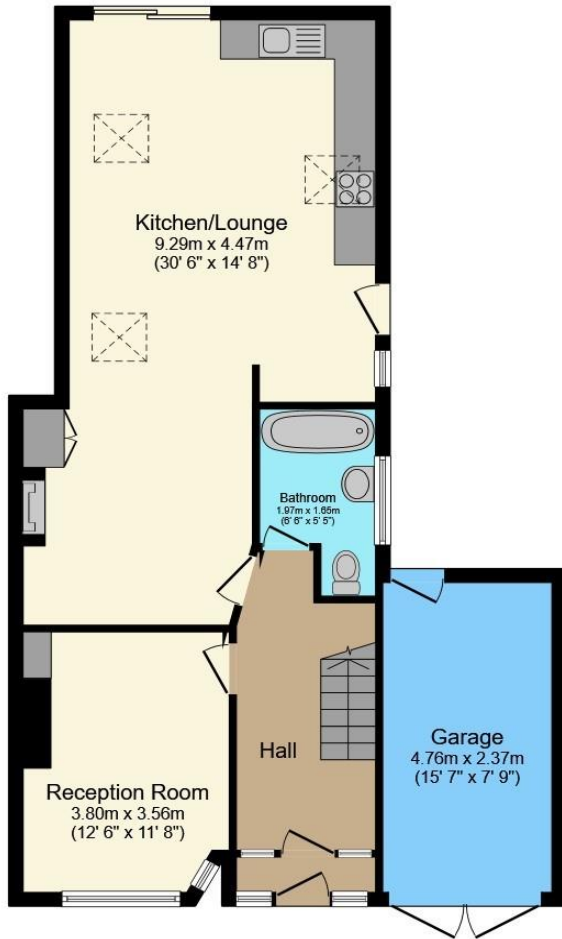


**welcome to**

**Chartridge Lane, Chesham**

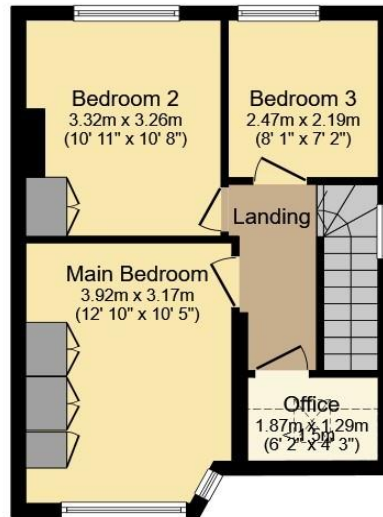
This extended 3/4 bed 1930s semi-detached property comes with double storey planning permission, parking for six cars and fantastic countryside views. Located on the ever-popular Chartridge Lane this family home has it all.





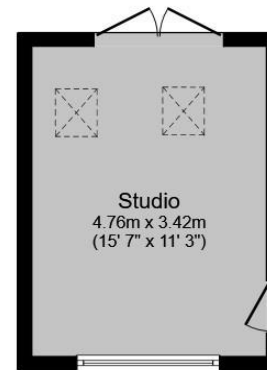
**Ground Floor**

Floor area 76.7 m<sup>2</sup> (826 sq.ft.) approx



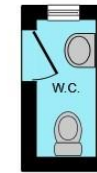
**First Floor**

Floor area 34.8 m<sup>2</sup> (375 sq.ft.) approx



**Outbuilding**

Floor area 1.9 m<sup>2</sup> (20 sq.ft.) approx



**Hallway**

**Reception Room**

12' 6" x 11' 8" ( 3.81m x 3.56m )

**Kitchen/Lounge**

30' 6" max x 14' 8" max ( 9.30m max x 4.47m max )

**Bathroom**

Irregular Shaped Room 6' 6" max x 5' 5" max ( 1.98m max x 1.65m )

**Bedroom 1**

10' 11" max x 10' 8" max ( 3.33m max x 3.25m max )

**Bedroom 2**

10' 11" max x 10' 8" max ( 3.33m max x 3.25m max )

**Bedroom 3**

8' 1" x 7' 2" ( 2.46m x 2.18m )

**Office**

6' 2" x 4' 3" ( 1.88m x 1.30m )

**Garage**

15' 7" x 7' 9" ( 4.75m x 2.36m )

**Studio**

15' 7" x 11' 3" ( 4.75m x 3.43m )

**W C**

Total floor area 113.4 m<sup>2</sup> (1,221 sq.ft.) approx  
 Reduced headroom 1.6 m<sup>2</sup> (18 sq.ft.)

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

welcome to

## Chartridge Lane, Chesham

- LARGE FRONT & REAR GARDEN
- GARAGE ACCESS VIA DRIVEWAY - POTENTIAL TO EXTEND TO SIDE (STPP)
- 18'5 x 14'8 KITCHEN EXTENSION
- SECOND FLOOR - DOUBLE STOREY PLANNING APPROVAL
- LARGE STUDIO / WORKSHOP TO REAR OF GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103144](https://www.brownandmerry.co.uk/Property/CSM103144)



Property Ref:  
CSM103144 - 0005

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