



Birch Way, Chesham HP5 3JL

welcome to
Birch Way, Chesham

This Birch Way maisonette is a perfect investment/first time purchase situated in the heart of Chesham and close to local transport links, schools and amenities whilst being only a stone's throw away from open countryside.

Enter the hallway leading straight on to the spacious reception room and kitchen with access to the rear garden or take a right turn to the 2 bedrooms and bathroom. There are two cupboards off the hallway offering handy storage for outer wear near the front door and further storage near the bathroom.

The outside space consists of a lawn and driveway parking to the front, a rear garden and garage with potential to easily convert to living/bedroom space (STPP) with access to the rear of the property.

Chesham offers excellent commuting links into the city with the main underground station in the town centre offering a service on the Metropolitan Line.





Agent's Note

Hallway

Kitchen

10' x 9' 7" (3.05m x 2.92m)

Reception Room

14' 1" x 13' 1" (4.29m x 3.99m)

Bedroom 1

12' 9" x 8' (3.89m x 2.44m)

Bedroom 2

9' 7" x 9' 7" (2.92m x 2.92m)

Bathroom

8' 2" max x 7' 5" max (2.49m max x 2.26m max)

Garage

18' 10" x 8' (5.74m x 2.44m)

Total floor area 73.6 m² (792 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

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Birch Way, Chesham

- GROUND FLOOR MAISONETTE
- FITTED KITCHEN
- RECEPTION ROOM
- 2 GOOD SIZED BEDROOMS
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103234](https://www.brownandmerry.co.uk/Property/CSM103234)



Property Ref:
CSM103234 - 0003

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