



**Cogdells Close, Chartridge Chesham HP5 2TR**

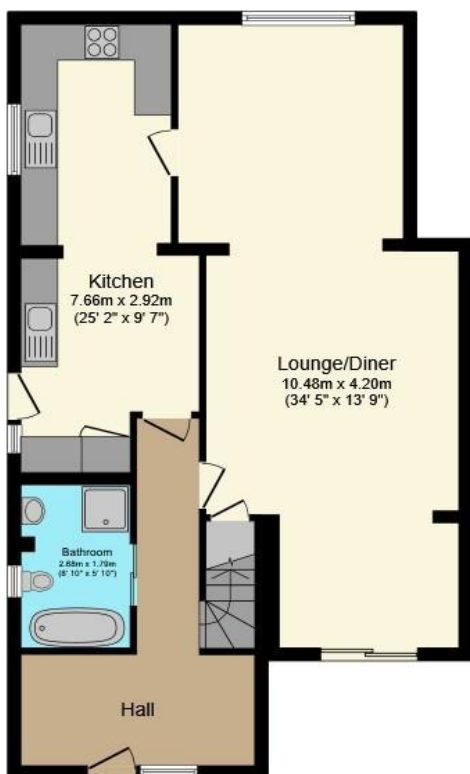


**welcome to**

## **Cogdells Close, Chartridge Chesham**

Brown & Merry are delighted to offer this rarely available four bedroom semi-detached property to the market. This family home is on a private road in much sought after Chartridge, on the outskirts of Chesham but under 3 miles to the Underground Station.





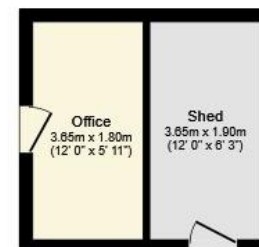
## Ground Floor

Floor area 78.2 m<sup>2</sup> (842 sq.ft.)



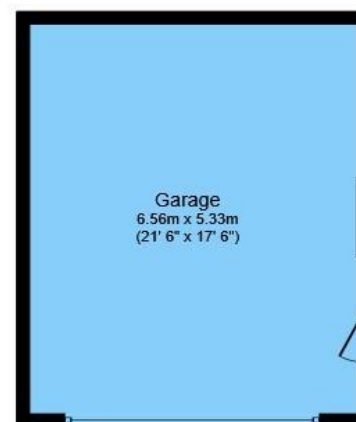
## First Floor

Floor area 52.8 m<sup>2</sup> (568 sq.ft.)



## Outbuilding

Floor area 48.3 m<sup>2</sup> (520 sq.ft.)



### Kitchen

25' 2" max x 9' 7" max ( 7.67m max x 2.92m max )

### Lounge/Diner

34' 5" max x 13' 9" max ( 10.49m max x 4.19m max )

### Hallway

### Ground Floor Bathroom

### Bedroom 1

14' 11" max x 10' 6" max ( 4.55m max x 3.20m max )

### Bedroom 2

12' 6" max x 12' 6" max ( 3.81m max x 3.81m max )

### Bedroom 3

13' max x 9' 6" max ( 3.96m max x 2.90m max )

### Bedroom 4

9' 5" max x 7' 11" max ( 2.87m max x 2.41m max )

### Garage

21' 6" x 17' 6" ( 6.55m x 5.33m )

### Garden Office

12' x 5' 11" ( 3.66m x 1.80m )

### Shed

12' x 6' 3" ( 3.66m x 1.91m )

TOTAL: 179.4 m<sup>2</sup> (1,931 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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## Cogdells Close, Chartridge Chesham

- 4 BED SEMI-DETACHED
- SPACIOUS LOUNGE/DINER
- GREAT SIZED KITCHEN
- FOUR BEDROOMS
- GARDEN TO THE FRONT

Tenure: Freehold EPC Rating: C

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103337](https://brownandmerry.co.uk/Property/CSM103337)



Property Ref:  
CSM103337 - 0004

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