



**Warrender Road, Chesham HP5 3NE**



**welcome to**

**Warrender Road, Chesham**

Brown & Merry are delighted to offer this four bedroom detached property for sale. This delightful family home offers spacious and flexible accommodation with an integral studio space which could be a home office/playroom/gym.



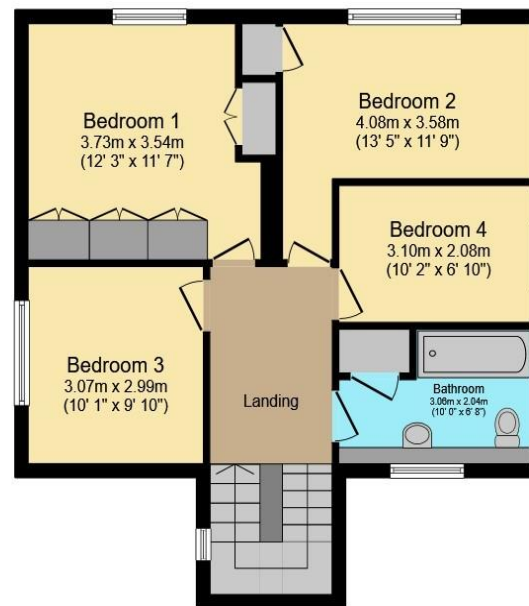


### Ground Floor

Floor area 128.8 m<sup>2</sup> (1,386 sq.ft.) approx

Total floor area 186.5 m<sup>2</sup> (2,007 sq.ft.) approx

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



### First Floor

Floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx

### Entrance Hallway

### Studio

20' 11" x 9' 9" ( 6.38m x 2.97m )

### Inner Hallway

### Kitchen

15' 6" max x 13' 6" max ( 4.72m max x 4.11m max )

### Utility Room

9' 9" x 6' 4" ( 2.97m x 1.93m )

### Shower Room

6' 8" x 5' 2" ( 2.03m x 1.57m )

### Lounge

14' 8" max x 14' 7" max ( 4.47m max x 4.45m max )

### Dining Room

13' x 12' 11" ( 3.96m x 3.94m )

### Landing

### Bedroom 1

12' 3" max x 11' 7" max ( 3.73m max x 3.53m max )

### Bedroom 2

13' 5" max x 11' 9" max ( 4.09m max x 3.58m max )

### Bedroom 3

10' 1" x 9' 10" ( 3.07m x 3.00m )

### Bedroom 4

10' 2" x 6' 10" ( 3.10m x 2.08m )

welcome to

## Warrender Road, Chesham

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN & UTILITY ROOM
- SEPARATE LOUNGE AND DINING ROOM
- GROUND FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: D

**£850,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103292](https://www.brownandmerry.co.uk/Property/CSM103292)



Property Ref:  
CSM103292 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **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)**