





# welcome toWest View, Chesham

This spacious three-bedroom semidetached bungalow is offered to the market by highly motivated sellers! This hilltop property offers family accommodation within great school catchments. Book to view asap!



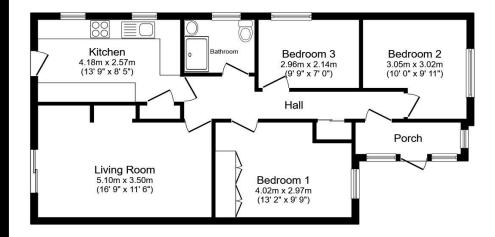






# West View

Total floor area 70.7 m² (761 sq.ft.) approx



02380234345 32 - 34 London Road, Passfield, Liphook, Hampshire, GU30 7AN This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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#### **Porch**

# Hallway

#### Kitchen

13' 9" x 8' 5" ( 4.19m x 2.57m )

# **Reception Room**

16' 9" max x 11' 6" max ( 5.11m max x 3.51m max )

# **Bathroom**

#### **Bedroom 1**

13' 2" max x 9' 9" max ( 4.01m max x 2.97m max )

#### **Bedroom 2**

10' max x 9' 11" max ( 3.05m max x 3.02m max )

# **Bedroom 3**

9' 9" x 7' ( 2.97m x 2.13m )

# Garage

# welcome to

# West View, Chesham

- THREE BEDROOM BUNGALOW
- SEMI-DETACHED
- SPACIOUS LIVING ROOM
- SEPARATE FULLY FITTED KITCHEN
- HALLWAY & PORCH

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£465,000









Please note the marker reflects the postcode not the actual property

# view this property online brownandmerry.co.uk/Property/CSM103499



Property Ref: CSM103499 - 0002 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.

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