

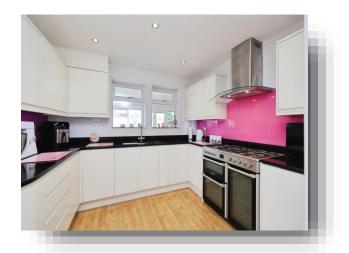


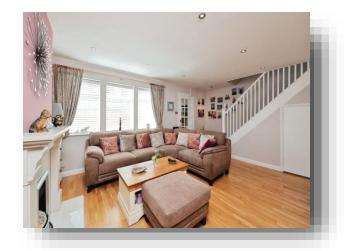


# welcome to

# **Glenister Road, Chesham**

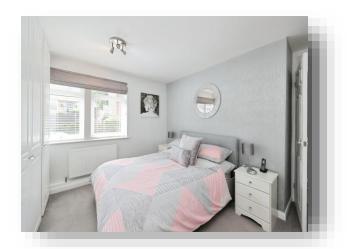
A THREE bedroom semi-detached Unity Build property with large lounge, dining room, kitchen, conservatory, off-street parking and storage garage. The property is within walking distance of the town and underground station and is within great school catchment areas.

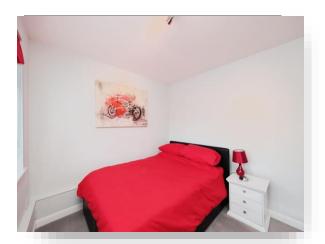






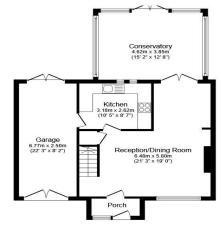






## Glenister Road

Total floor area 124.1 m² (1,336 sq.ft.) approx



**Ground Floor** Floor area 75.9 m² (817 sq.ft.) approx



First Floor Floor area 37.6 m² (405 sq.ft.) approx



Outbuilding Floor area 10.6 m² (114 sq.ft.) approx

Contact Telephone...
Contact Address...

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

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### **Entrance Porch**

## Lounge/Diner

21' 3" max x 19' max ( 6.48m max x 5.79m max )

#### Kitchen

10' 5" x 8' 7" ( 3.17m x 2.62m )

## Conservatory

15' 2" x 12' 8" ( 4.62m x 3.86m )

### Landing

### **Bedroom 1**

11' 9" max x 10' 1" max ( 3.58m max x 3.07m max )

#### **Bedroom 2**

13' 3" max x 9' max ( 4.04m max x 2.74m max )

### **Bedroom 3**

8' 10" x 7' 10" ( 2.69m x 2.39m )

### **Shower Room**

7' 10" x 5' 2" ( 2.39m x 1.57m )

### Garage

22' 3" x 8' 2" ( 6.78m x 2.49m )

## welcome to

## **Glenister Road, Chesham**

- CASH BUYERS ONLY !!
- THREE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- OFF STREET PARKING

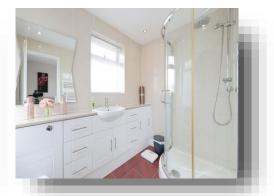
Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£385,000









Please note the marker reflects the postcode not the actual property

# view this property online brownandmerry.co.uk/Property/CSM103576



Property Ref: CSM103576 - 0005 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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