





## welcome to

# **Crabbe Crescent, Chesham**

Brown & Merry are delighted to offer to market this three bedroom semi-detached bungalow situated in the Hilltop area of Chesham. With its spacious rooms, driveway parking and garage it offers great family home accommodation within 1.5 miles of the town centre.













# Crabbe Crescent

Total floor area 101.7 m² (1,094 sq.ft.) approx Reception/Dining Room 8.45m x 5.83m (27' 9" x 19' 2") Kitchen .17m x 2.57m 13' 8" x 8' 5") Shower Room 1.89m x 1.71m (6' 2" x 5' 7") Bedroom 1 Hall 4.04m x 2.99m (13' 3" x 9' 10") Bedroom 3 2.98m x 2.11m (9' 9" x 6' 11") Garage 5.23m x 3.03m (17' 2" x 9' 11") Bedroom 2 3.07m x 3.03m (10' 1" x 9' 11") Floor Plan Garage Floor area 15.6 m² (168 sq.ft.) approx Floor area 86.1 m² (927 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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## Hallway

#### Kitchen

13' 8" max x 8' 5" max ( 4.17m max x 2.57m max )

### Lounge/Diner

27' 9" max x 19' 2" max ( 8.46m max x 5.84m max )

#### **Bedroom 1**

13' 3" max x 9' 10" max ( 4.04m max x 3.00m max )

#### **Bedroom 2**

10' 1" x 9' 11" ( 3.07m x 3.02m )

#### **Bedroom 3**

9' 9" x 6' 11" ( 2.97m x 2.11m )

#### **Shower Room**

6' 2" x 5' 7" ( 1.88m x 1.70m )

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## **Crabbe Crescent, Chesham**

- SEMI-DETACHED BUNGALOW
- LARGE OPEN PLAN LIVING SPACE
- SPACIOUS KITCHEN
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY PARKING & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £530,000









Please note the marker reflects the postcode not the actual property

# view this property online brownandmerry.co.uk/Property/CSM103562



Property Ref: CSM103562 - 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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