



**Patterson Road, Chesham HP5 2DG**



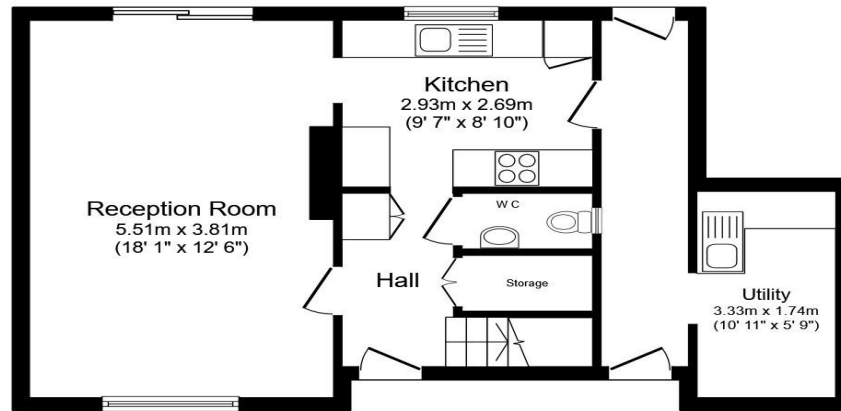
**welcome to**  
**Patterson Road, Chesham**

This three-bedroom semi-detached house is located in a quiet cul-de-sac in Chesham and has the potential for extending with the right permissions. Close to local amenities and in great school catchments it's perfect for a growing family.



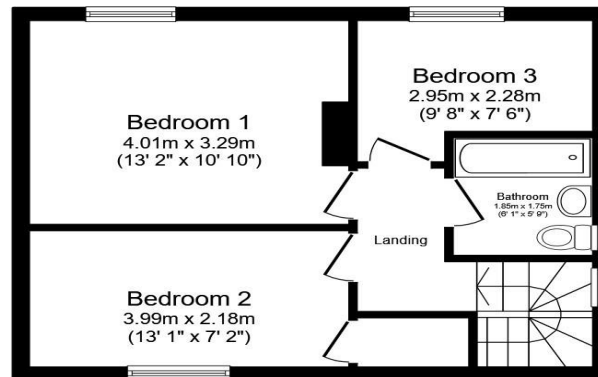
## Patterson Road

Total floor area 93.5 m<sup>2</sup> (1,006 sq.ft.) approx



### Ground Floor

Floor area 54.1 m<sup>2</sup> (582 sq.ft.) approx



### First Floor

Floor area 39.4 m<sup>2</sup> (424 sq.ft.) approx

### Entrance Hall

### Reception Room

18' 1" x 12' 6" ( 5.51m x 3.81m )

### Kitchen

9' 7" x 8' 10" ( 2.92m x 2.69m )

### W.C

### Utility Room

10' 11" x 5' 9" ( 3.33m x 1.75m )

### First Floor Landing

### Bedroom 1

13' 2" x 10' 10" ( 4.01m x 3.30m )

### Bedroom 2

13' 1" x 7' 2" ( 3.99m x 2.18m )

### Bedroom 3

9' 8" max x 7' 6" max ( 2.95m max x 2.29m max )

### Bathroom

6' 1" x 5' 9" ( 1.85m x 1.75m )

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.

Powered by audioagent.com

welcome to

## Patterson Road, Chesham

- THREE BEDROOM SEMI-DETACHED
- DUAL ASPECT RECEPTION ROOM
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- STYLISH MODERN BATHROOM
- AMPLE PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£455,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103502](https://www.brownandmerry.co.uk/Property/CSM103502)



Property Ref:  
CSM103502 - 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)**