



Sayward Close, Chesham HP5 3DP

welcome to

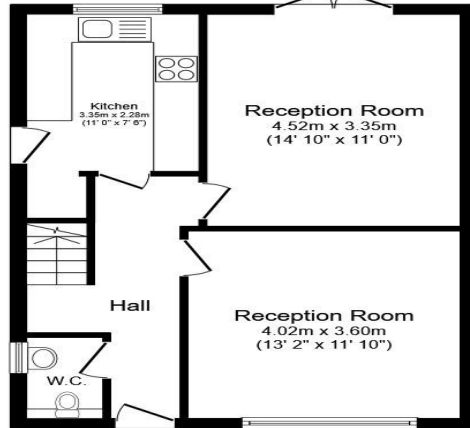
Sayward Close, Chesham

Brown & Merry are delighted to offer to market this extended semi-detached family home offering flexible accommodation over three floors. With four good sized bedrooms and two separate reception rooms this home has it all. Don't delay - book a viewing soon.



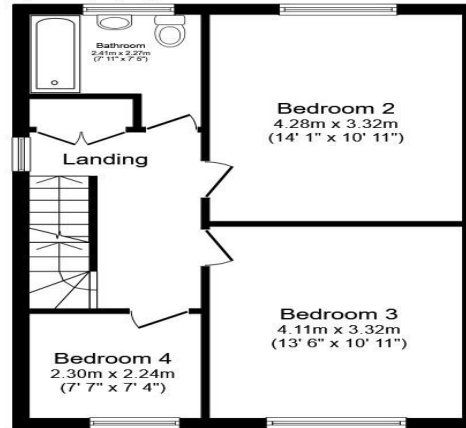
Sayward Close

Total floor area 128.4 m² (1,382 sq.ft.) approx



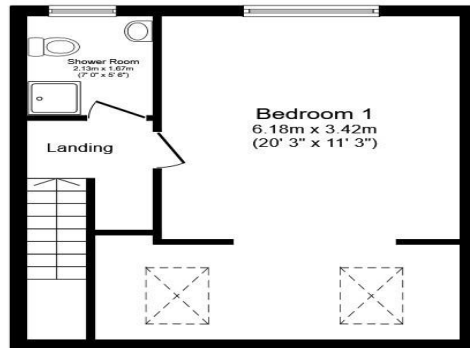
Ground Floor

Floor area 49.4 m² (532 sq.ft.) approx



First Floor

Floor area 49.4 m² (532 sq.ft.) approx



Second Floor

Floor area 29.6 m² (319 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 Hallway

Rear Reception Room

14' 10" x 11' (4.52m x 3.35m)

Front Reception Room

13' 2" x 11' 10" (4.01m x 3.61m)

Kitchen

11' max x 7' 6" max (3.35m max x 2.29m max)

W C

1st floor Landing

Bedroom 2

14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom 3

13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom 4

7' 7" x 7' 4" (2.31m x 2.24m)

Bathroom

Irregular Shaped Room 7' 11" max x 7' 5" max (2.41m max x 2.26m)

2nd Floor Landing

Bedroom 1

20' 3" max x 11' 3" max (6.17m max x 3.43m max)

Shower Room

7' x 5' 6" (2.13m x 1.68m)

welcome to

Sayward Close, Chesham

- SEMI-DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM TO SPACIOUS MASTER BEDROOM
- FAMILY BATHROOM & GROUND FLOOR WC

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

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103587



Property Ref:
CSM103587 - 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.



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