



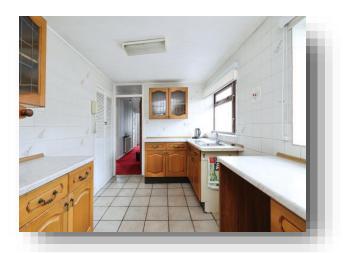


## welcome to

## **Nalders Road, Chesham**

Located on a popular and sought after road in Chesham, this deceptively spacious, extended three bedroom semi-detached bungalow on a mature level plot is available with NO ONWARD CHAIN. Call now to arrange a viewing!













# Nalders Road Total floor area 94.2 m² (1,014 sq.ft.) approx Lounge/Diner 8.33m x 4.41m (27' 4" x 14' 6") Kitchen 4.16m x 2.56m (13' 8" x 8' 5") Garage 4.68m x 2.41m Bedroom 1 4.04m x 3.00m (13' 3" x 9' 10") Bedroom 3 2.91m x 2.12m (9' 7" x 6' 11") (15' 4" x 7' 11") Bedroom 2 3.06m x 3.06m (10' 0" x 10' 0") Floor Plan Garage Floor area 11.7 m² (126 sq.ft.) Floor area 82.5 m² (888 sq.ft.) approx approx This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Contact Telephone... Contact Address..

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#### Hallway

#### Lounge/Diner

27' 4" max x 14' 6" max ( 8.33m max x 4.42m max )

#### Kitchen

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

#### **Bathroom**

6' 1" x 5' 5" ( 1.85m x 1.65m )

#### **Bedroom 1**

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

#### **Bedroom 2**

10' max x 10' max ( 3.05m max x 3.05m max )

#### **Bedroom 3**

9' 7" x 6' 11" ( 2.92m x 2.11m )

#### Garage

15' 4" x 7' 11" ( 4.67m x 2.41m )

#### welcome to

## **Nalders Road, Chesham**

- EXTENDED BUNGALOW
- IN NEED OF SOME MODERNISATION
- MATURE LEVEL PLOT
- GREAT SCHOOL CATCHMENTS
- THREE GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: D

## £420,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103621



Property Ref: CSM103621 - 0003 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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