



Manor Road, Chesham HP5 2BB

welcome to

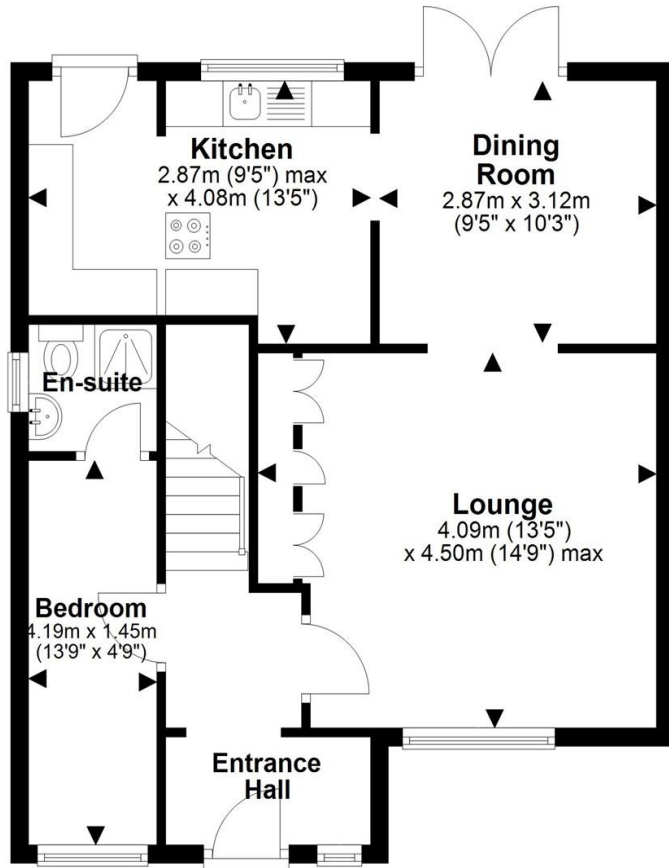
Manor Road, Chesham

Brown & Merry are pleased to offer to market this extended three bedroom semi-detached family home with potential to extend further to the side and rear (STPP). With the addition of a study/playroom/4th bedroom on the ground floor the property offers flexible accommodation for a growing family.



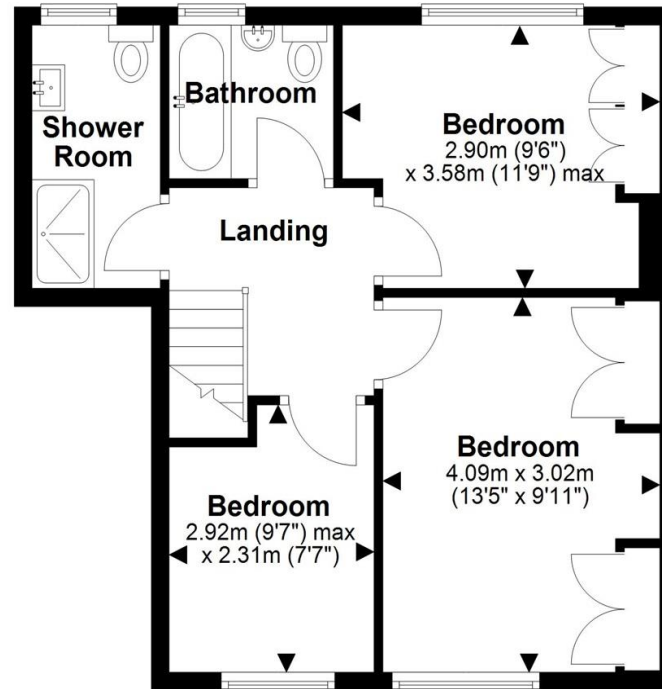
Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 95.3 sq. metres (1026.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □

Entrance Hall

Lounge

14' 9" max x 13' 5" max (4.50m max x 4.09m max)

Dining Room

10' 3" max x 9' 5" max (3.12m max x 2.87m max)

Kitchen

13' 5" max x 9' 5" max (4.09m max x 2.87m max)

Bedroom 4

13' 9" x 4' 9" (4.19m x 1.45m)

En-Suite Shower Room

Landing

Bedroom 1

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom 2

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

Bedroom 3

9' 7" max x 7' 7" max (2.92m max x 2.31m max)

Bathroom

Shower Room

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- THREE DOUBLE BEDROOMS ON FIRST FLOOR
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- LIGHT & AIRY KITCHEN WITH AMPLE STORAGE & BREAKFAST BAR
- GROUND FLOOR BEDROOM/STUDY/PLAYROOM WITH EN-SUITE SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM & SHOWER ROOM

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

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103574](https://www.brownandmerry.co.uk/Property/CSM103574)



Property Ref:
CSM103574 - 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.

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



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)