



Stoney Grove, Chesham HP5 3BN

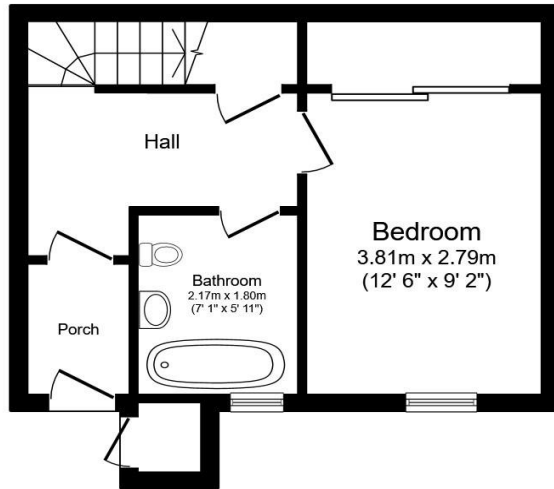
welcome to
Stoney Grove, Chesham

Brown & Merry are delighted to offer to the market this perfect starter home for the discerning first time/investment buyer. The property offers flexible accommodation for a couple or singleton with great access to local amenities and the underground station.



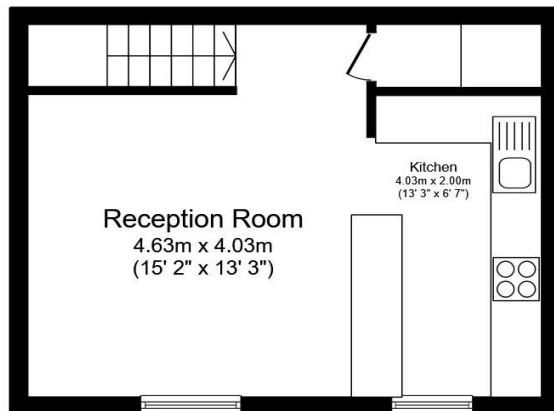
Stoney Grove

Total floor area 58.2 m² (626 sq.ft.) approx



Ground Floor

Floor area 29.5 m² (317 sq.ft.) approx



First Floor

Floor area 28.7 m² (309 sq.ft.) approx

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



Porch

Ground Floor Hallway

Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Bedroom

12' 6" x 9' 2" (3.81m x 2.79m)

1st Floor Reception Room

15' 2" x 13' 3" (4.62m x 4.04m)

Kitchen

13' 3" x 6' 7" (4.04m x 2.01m)

welcome to

Stoney Grove, Chesham

- SPLIT LEVEL MAISONETTE
- OPEN PLAN LIVING AREA & KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- SPACIOUS ENTRANCE HALL

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 900.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 152 years from 29 Sep 1986.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103692



Property Ref:
CSM103692 - 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



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



brownandmerry.co.uk