

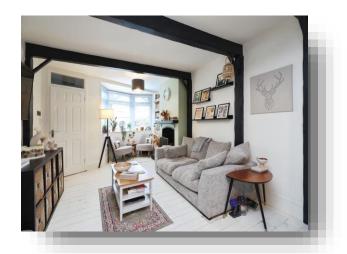




## welcome to

# **Eskdale Avenue, Chesham**

Take advantage of this opportunity to move your family into excellent schools catchments by purchasing this three bedroom FREEHOLD family home on Eskdale Avenue.





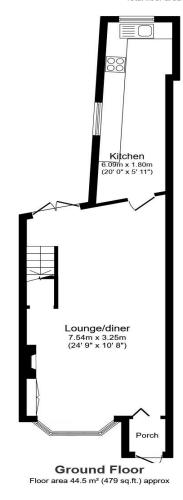






# Eskdale Avenue

Total floor area 81.4 m² (876 sq.ft.) approx





First Floor Floor area 36.9 m² (397 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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#### **Porch**

### Lounge/Diner

24' 9" max x 10' 8" max ( 7.54m max x 3.25m max )

#### Kitchen

20' max x 5' 11" max ( 6.10m max x 1.80m max )

### **First Floor Landing**

#### **Bedroom 1**

11' 9" max x 11' 8" max ( 3.58m max x 3.56m max )

#### **Bedroom 2**

13' 1" max x 8' 11" max ( 3.99m max x 2.72m max )

#### **Bedroom 3**

10' 8" max x 5' 10" max ( 3.25m max x 1.78m max )

#### **Bathroom**

 $6^{\circ}$  6" max x  $5^{\circ}$  3" max ( 1.98m max x 1.60m max )

### welcome to

### **Eskdale Avenue, Chesham**

- THREE GOOD-SIZED BEDROOMS.
- OPEN-PLAN LIVING AREA
- MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM
- PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £400,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103660



Property Ref: CSM103660 - 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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