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4 The Warren, Chartridge, Chesham, Buckinghamshire, HP5 2RY
Guide Price £575,000




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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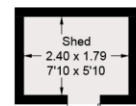
A well-presented three double bedroom chalet bungalow with the benefit of a large, detached garage situated on a generous southwest facing plot within this sought after no through road in Chartridge on the outskirts of Chesham close to highly regarded local schools and open countryside. The property offers tremendous potential for further enlargement and remodelling, subject to the relevant consents, whilst currently providing neatly presented versatile accommodation comprising: entrance hall, 17ft sitting room with multi fuel burner, separate dining room open to a large kitchen breakfast room with door to the garden, two double bedrooms and a family bathroom on the ground floor. The first floor offers a principal bedroom with dressing area, en-suite cloakroom and access to a generous eaves storage area. An attractive feature of the property is the wrap around gardens with a front meadow including fruit trees, a green house and shed, a large side garden mainly laid to lawn and a rear garden with patio area providing space for garden furniture and outdoor entertaining. The property also benefits from a second shed next to a detached double garage with up and over door with power and light and a gated driveway with parking for several vehicles. EPC Rating: D



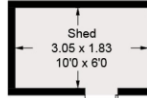
 = Reduced headroom below 1.5m / 5'0"



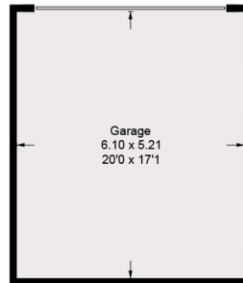
Ground Floor



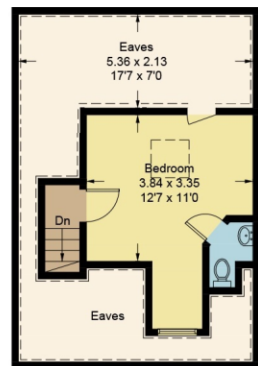
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

4 The Warren

Approximate Gross Internal Area
 Ground Floor = 83.6 sq m / 900 sq ft
 First Floor = 28.9 sq m / 311 sq ft
 Garage / Sheds = 41.7 sq m / 449 sq ft
 Total = 154.2 sq m / 1,660 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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TENURE: FREEHOLD

COUNCIL TAX: BAND E

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