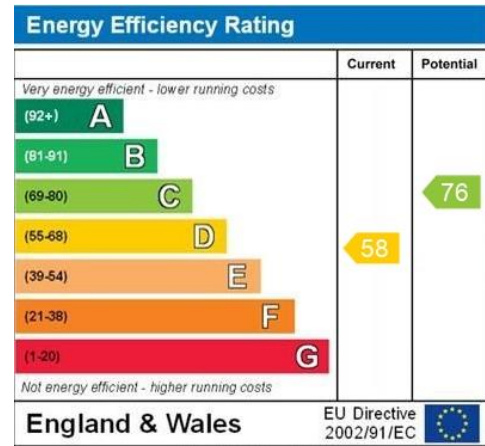




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**42 Long Park, Chesham Bois, Amersham, Buckinghamshire, HP6 5LA**  
**Guide Price £895,000**



# 42 Long Park, Chesham Bois, Amersham, Buckinghamshire, HP6 5LA


A charming and characterful period property situated in Chesham Bois within close proximity of highly regarded local schooling to include Chesham Bois C of E School, Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The delightful property is ideally positioned within walking distance of the town centre, station and nearby countryside walks. This extended and very well presented property has been maintained to a high standard by the current owners providing bright and airy accommodation comprising: entrance hall, 15ft bay fronted sitting room with feature fireplace, family room with built-in storage, 15ft dual aspect kitchen dining room with granite worktops and doors to the garden. The first and second floors offer a principle bedroom with en-suite shower room, three further bedrooms, study and a family bathroom. Externally, there is driveway parking to the front with gated side access to the rear. The generous south easterly facing rear garden which measures in excess of 130ft in length is manly laid to lawn with hedges to borders and a patio area, ideal for outdoor entertaining and alfresco dining with stepping stones leading to a single garage which benefits from power and light, an up and over door and eaves storage. The garage can also be accessed via The Fennings. EPC Rating: D

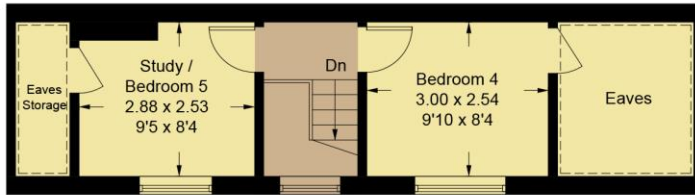


# 42 Long Park

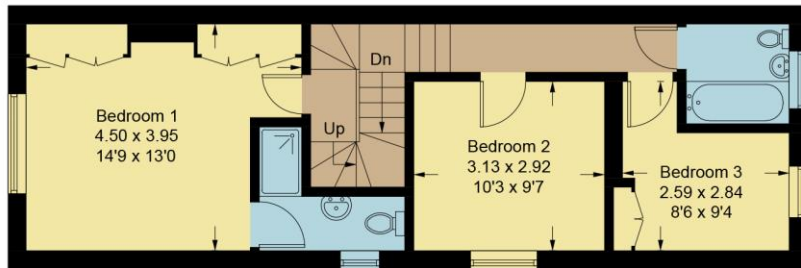
Approximate Gross Internal Area  
 Ground Floor = 56.0 sq m / 603 sq ft  
 First Floor = 47.2 sq m / 508 sq ft  
 Second Floor = 19.8 sq m / 213 sq ft  
 Garage = 17.9 sq m / 193 sq ft  
 Total = 140.3 sq m / 1,517 sq ft  
 (Excluding Eaves Storage)



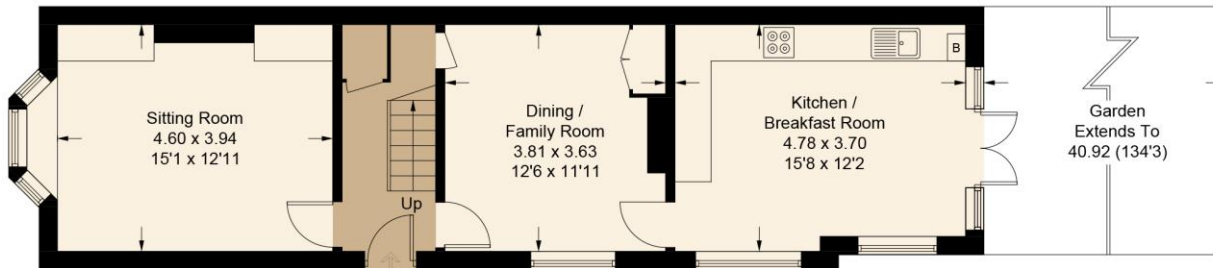
 = Reduced headroom below 1.5m / 5'0"



**Second Floor**



**First Floor**



**Ground Floor**

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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