



HUNTERS[®]
HERE TO GET *you* THERE

8 Randall Way, Chesham, Buckinghamshire, HP5 1GD
Guide Price £725,000



THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



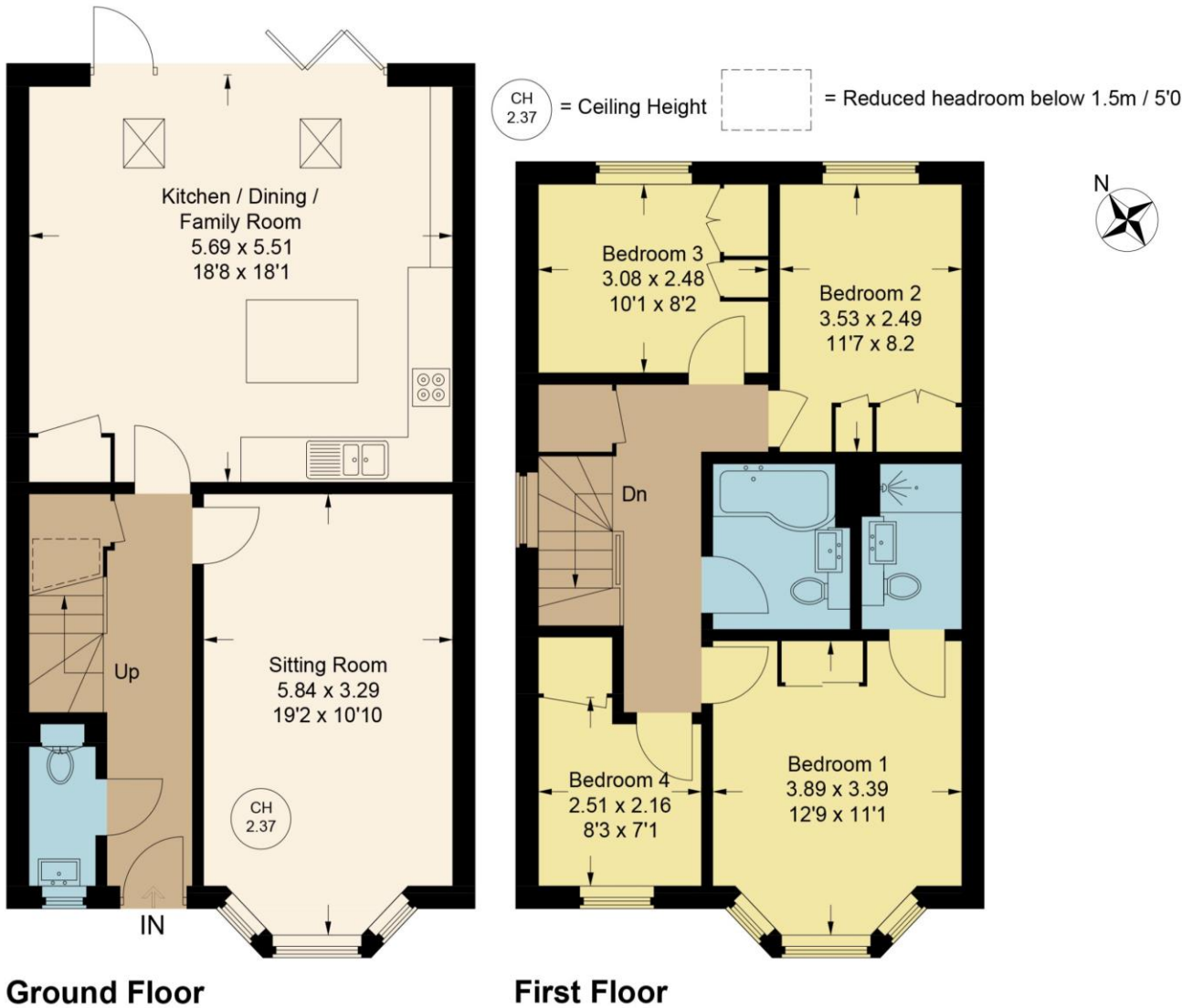
8 Randall Way, Chesham, Buckinghamshire, HP5 1GD

A beautifully presented four bedroom semi-detached family home built in 2018, ideally situated on the sought after south side of Chesham, convenient for access to both Amersham and Chesham, nearby Bois Moor and countryside walks in the Chilterns. Benefitting from the remainder of the NHBC warranty, this stylish and contemporary property has been extensively renovated and upgraded by the current owners to offer a stunning home ideal for today's modern lifestyle of open plan living. The bright and airy accommodation comprises: entrance hall, cloakroom, 19ft sitting room with bay window, 18ft kitchen dining family room with black Crittall style bi-folding doors, integrated appliances and feature island with breakfast bar, all with underfloor heating. The first floor offers a principle bedroom with wardrobes and an ensuite shower room, three further bedrooms, all with fitted wardrobes and a striking family bathroom. Externally to the front, the property benefits from driveway parking with an electric car charging point, and gated side access to the rear. The low maintenance rear garden has been thoughtfully landscaped providing an artificial lawned area with steps up to a raised decked area, with glass balustrades and views over the Chilterns providing an ideal space for outdoor entertaining and alfresco dining. EPC Rating: B



8 Randall Way, Chesham

Approximate Gross Internal Area
 Ground Floor = 62.3 sq m / 670 sq ft
 First Floor = 54.2 sq m / 583 sq ft
 Total = 116.5 sq m / 1253 sq ft



Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MATERIAL INFORMATION

TENURE: FREEHOLD
 COUNCIL TAX: BAND F
 ESTATE CHARGE: £1,139.20
 (01/06/2023 to 31/05/2024)

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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