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2 Sycamore Dene, Chesham, Buckinghamshire, HP5 3JT
Offers In Excess Of £1,000,000



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.

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Positioned within a sylvan setting, this beautifully presented and deceptively spacious detached family home boasts in excess of 3,250 sq. ft of versatile accommodation over three floors. With a generous southerly plot backing onto woodland, the charming property is conveniently situated for access to highly regarded local schools and the nearby towns of Chesham and Berkhamsted with their stations providing access into London. The stylish and contemporary property has been cleverly extended and modernised to a high standard by the current owners with today's modern lifestyle of open plan living in mind. The immaculate home offers bright and airy accommodation comprising: entrance hall with skylights leading to a large reception hall with feature staircase, 18ft sitting room, study, family room/bedroom five, wet room, and two ground floor bedrooms, one of which benefits from an ensuite shower room. The lower ground floor offers a stunning 28ft kitchen dining room with feature island, fitted units and double doors to the patio and garden. There is also a gym and utility room with access to generous storage cupboards. The first floor offers two spacious bedroom suites both with built-in wardrobes, large ensuite shower rooms, and access to the balcony which provides stunning views of the garden and woodland beyond. Externally, there is a large driveway to the front and side providing parking for several vehicles with gated access to the mature southerly facing rear garden which is a particular feature of this property with its manicured lawn, well stocked flower beds, shrubs and hedges to borders, backing directly onto woodland offering immediate access to countryside walks. There is also a 14ft garden store and a large patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: C



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.

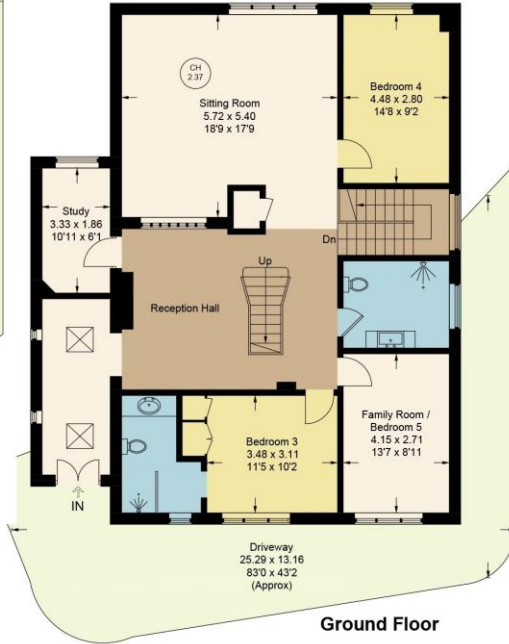
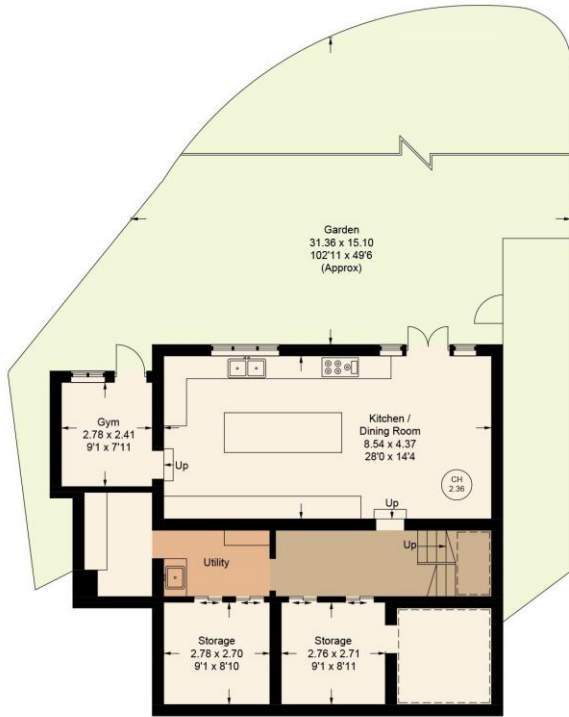
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Approximate Gross Internal Area
 Lower Ground Floor = 1,005 sq ft / 93.4 sq m
 Ground Floor = 1,409 sq ft / 130.9 sq m
 First Floor = 848 sq ft / 78.8 sq m
 Garden Store = 77 sq ft / 7.2 sq m
 Total = 3,339 sq ft / 310.3 sq m



CH 2.37 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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 G



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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