



HUNTERS[®]
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5 Greenway, Chesham, Buckinghamshire, HP5 2BL
Guide Price £550,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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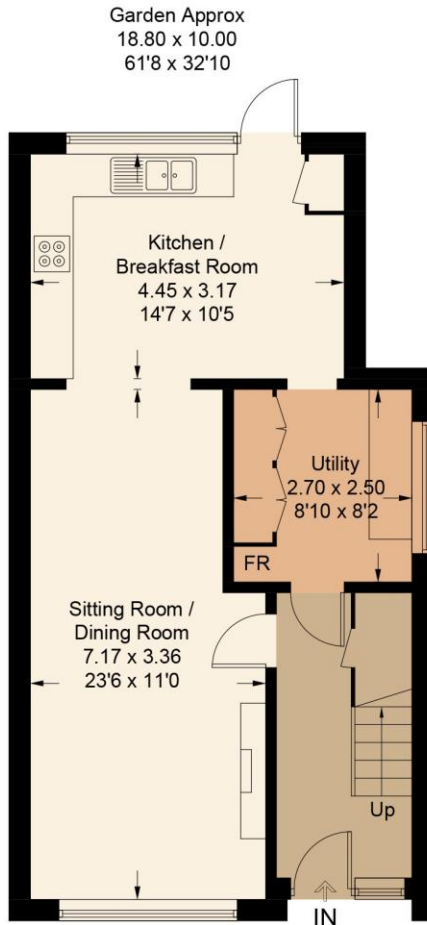
A very well presented detached family home positioned just over a mile from the station and town centre, situated in an ideal location for nearby countryside walks. Having been tastefully modernised by the current owners the property also has the benefit of planning permission for a single storey side extension and conversion of the existing garage*. With today's modern lifestyle of open plan living, the property offers bright and airy accommodation comprising: entrance hall, 23ft sitting dining room with feature fireplace, open to an attractive 14ft kitchen breakfast room, utility, three bedrooms and a stylish remodelled family bathroom. Externally, the property offers a landscaped driveway providing parking for several vehicles to the front and side, leading to a detached garage with up and over door, power and light. There is gated access to a generous southerly backing rear garden measuring in excess of 60ft which is mainly laid to lawn with flower beds, shrubs and hedges to borders with a large patio, ideal for alfresco dining and outdoor entertaining. To the rear of the garden is a fabulous 15ft detached home office/studio with power, light, and internet access. EPC Rating: D

*Ref. No: PL/23/2317/FA Buckinghamshire Council

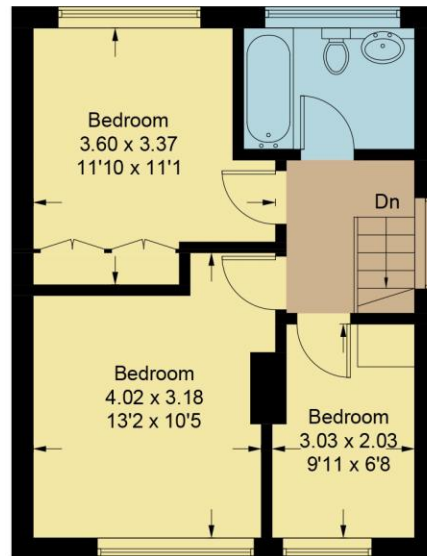


5 Greenway

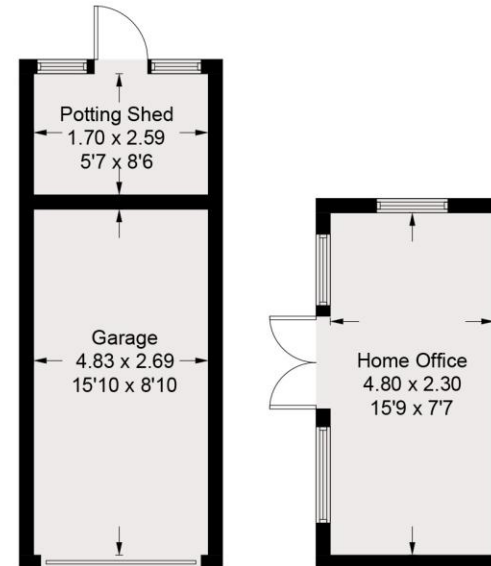
Approximate Gross Internal Area
 Ground Floor = 52.4 sq m / 564 sq ft
 First Floor = 38.2 sq m / 411 sq ft
 Garage / Potting Shed = 16.5 sq m / 178 sq ft
 Total = 107.1 sq m / 1,153 sq ft
 (Excluding Office)



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)



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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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