



Berkeley Avenue, Chesham, Buckinghamshire, HP5 2RS



Christopher Pallet

Professional advice since 1973

**Berkeley Avenue,
Chesham,
Buckinghamshire,
HP5 2RS**

**Guide Price £650,000
Freehold**

Nestled within this highly coveted area and presented in superb condition, this expanded three-bedroom family residence presents generous living spaces, a contemporary fitted kitchen and bathroom, a secluded garden, and captivating panoramic views at the rear. The property also benefits from planning permission granted to extend.

Comprising an entrance, spacious sitting room, dining area, versatile family room, well-appointed kitchen/breakfast space, utility area, downstairs cloakroom, along with three bedrooms and a family bathroom, this property offers a well-rounded layout. Outside, a gated driveway accommodates multiple vehicles at the front, while the enclosed rear garden provides a private retreat. To truly grasp the appeal of this home, a viewing is strongly recommended to fully appreciate its remarkable features.

Nestled in the Chiltern countryside, Chesham offers diverse shopping, dining, and leisure facilities, blending market-town ambiance with contemporary amenities. The Metropolitan Line ensures swift access to London, complemented by nearby towns like Amersham and Great Missenden with their own amenities and rail links. Chesham's proximity to esteemed schools and catchment areas attracts families seeking quality education. Excellent transport links abound: the Metropolitan Tube Line connects to London, while alternate routes through Chalfont & Latimer or Berkhamsted provide travel flexibility. With quick access to major roads, including the A41, M25, and M40, and Heathrow Airport within a 35-minute drive, Chesham embodies a lifestyle harmonizing rural tranquillity with urban convenience in a coveted market-town setting.





An extended family home presented in excellent order throughout and enjoying far reaching views over countryside



On The Ground Floor

Step inside through the front door to a warm entrance area that leads to the first-floor stairs. On one side, discover the renovated kitchen with a variety of storage units, worktops, and spaces for appliances. It effortlessly flows into the utility room, providing access to the rear garden and a convenient downstairs cloakroom. The adjoining dining room, brightened by a front window, connects smoothly to the sitting room, adorned with a lovely gas fireplace. The sitting room invites in natural light through its front window and a rear garden door, while the family room offers a pleasant view through double doors leading to the garden.

On The First Floor

Heading upstairs, the landing offers access to the loft and enjoys natural light streaming in through a rear window. Doors lead to three comfortable double bedrooms, one featuring fitted wardrobes. The family bathroom, recently

updated, boasts modern amenities and a view of the rear aspect.

Outside

At the front, a picket fence and gated entry open to a driveway accommodating multiple vehicles. The front garden, featuring a lush lawn and well-maintained borders, enhances the property's exterior. The serene rear garden includes a patio adjacent to the house and an additional seating area, all surrounded by a neatly trimmed lawn, offering a peaceful retreat.

Section 21 Notice

Under Section 21 of the Estate Agents Act 1979 we hereby declare an interest in the sale of this property. The property is owned by a partner of a member of family connected with the directors of this firm.



Directions

From the middle of Chesham, head past Lowndes Park on the left towards Cartridge Lane. Take a right turn into Berkeley Avenue and the property is on the right hand side.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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Berkeley Avenue
Total Approx. Floor Area 1387 sq ft / 128.9 sq m



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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