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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...





# Chesham

OFFERS IN EXCESS OF

£800,000

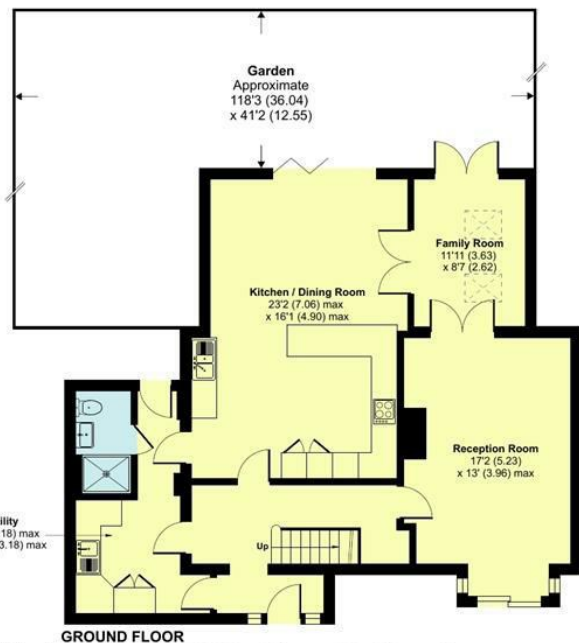
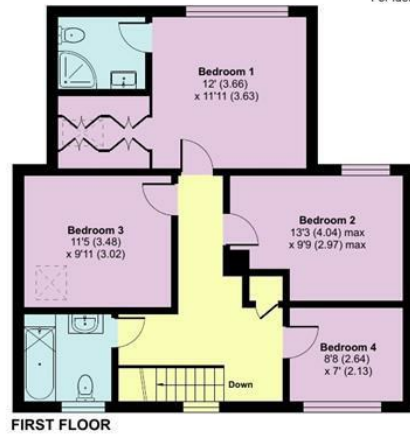
A mature family home which has been extended and refurbished to a high standard by the current sellers now offering accommodation approaching 1800 sq ft to include a stunning open plan kitchen/breakfast/dining room with separate utility. Four double bedrooms and three bathrooms.



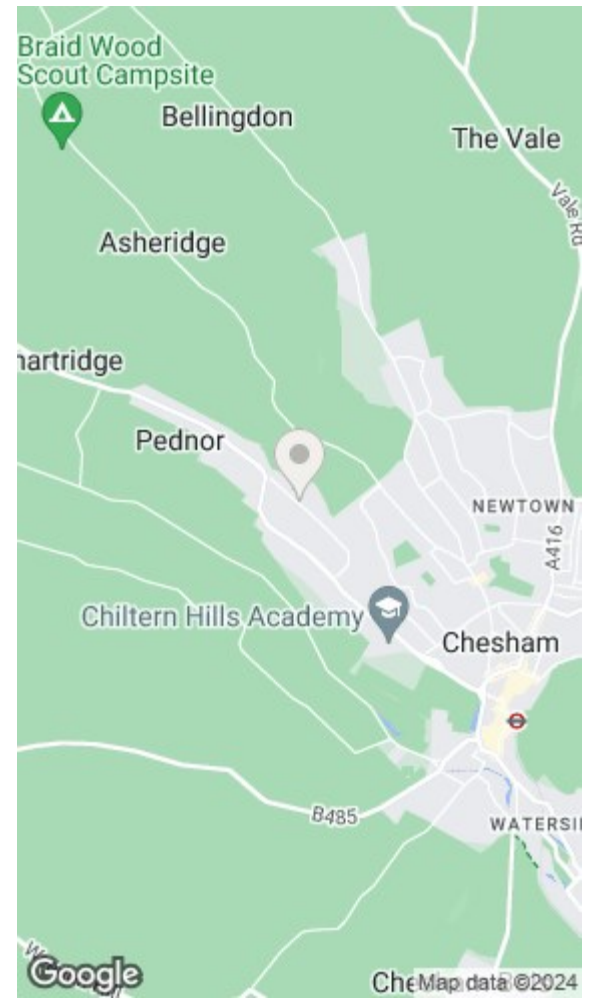
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## Berkeley Avenue, Chesham, HP5

Approximate Area = 1798 sq ft / 167 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1192134



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-54) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC









A simply wonderful family home within catchment for the Grammar schools and with extensive garden.



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#### Ground Floor

The entrance porch has a door giving direct access into the utility room on the left hand side which is fitted with a range of base and eye level units and has a door opening to the back door, space and plumbing for washing machine and a door to the useful ground floor shower room. The inner entrance hall has stairs rising to the first floor and a door through to the open plan kitchen/breakfast/ dining room which have bi-folding doors opening to the rear terrace. The kitchen area is fitted with a comprehensive range of base and eye level units with solid quartz worktops and breakfast bar area. From here double doors lead through to a dedicated family room which has French doors opening to the rear garden with Velux window to the side and double doors opening to the dedicated living room which has a window to the front and cast iron wood burning stove.

#### First Floor

A spacious 'T' shaped landing area has doors opening to all bedrooms and to the family bathroom which is fitted with a white three piece suite. The main bedroom has wonderful panoramic views over the rear garden and the countryside beyond and also boasts a dressing room with a vaulted ceiling and an ensuite shower room.

#### Outside

A low level brick wall has an opening to an extensive driveway which provides ample parking for at least 4 cars, leading to the front door with borders to either side. Directly at the rear of the property is an extensive patio area which is ideal for al-fresco entertaining with steps down to the main portion of the garden which is laid to lawn and fully enclosed with fencing. There are double gates opening to the useful service road at the rear and an area of hardstanding where there used to be a garage which has been replaced by an extensive timber framed outbuilding.

#### The Location

Chartridge is a highly sought after semi-rural area located within the Chilterns approximately 1.8 miles north east of the popular old market town of Chesham, which is positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx 47 minutes). Nearby Chesham provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva Theatre/Cinema offers a regular programme whilst Lowndes Park includes a lake, children's playground and immediate access to the surrounding countryside, which forms part of the Chilterns Area of Outstanding Natural Beauty.

#### Transport Links

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Chesham station is approximately 0.8 miles from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40).

#### Education In The Area

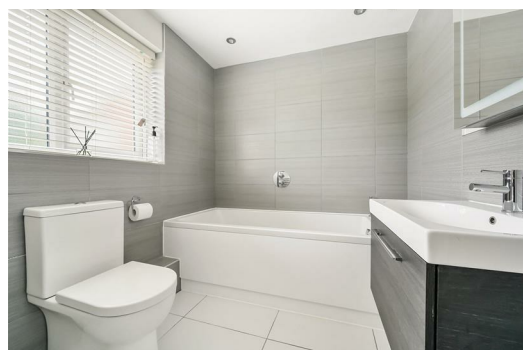
The area is also recognised for its highly regarding schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoners Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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