



CHRISTOPHER WOOD POWERED BY **exp**TM UK

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212a Chartridge Lane,

Guide Price £750,000

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- 3 En-suite double bedrooms • Downstairs toilet
- Beautiful kitchen/diner and separate Utility room • Bonus loft room with potential
- Driveway parking • Built 2021
- Lovely composite decking area to rear garden. • Walking distance to Chesham Underground Station
- Close to good schooling and countryside walks out to Pednor • Please quote CW0111



Offered chain free. A modern, energy efficient 3 en-suite double bedroom, detached bungalow built in 2021 in a quiet secluded location on Chartridge lane, with far reaching views over Pednor....





08/12/2020, 17:26 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
212a Chartridge Lane CHESHAM HP5 2SP	Energy rating B	1965 units 13 December 2021
		Certificate number: 9642-9351-7352-8359-4219
Property type	Detached house	
Total floor area	133 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60



<https://find-energy-certificates.service.gov.uk/energy-certificate/9642-9351-7352-8359-4219/print>

1/4

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