



CHRISTOPHER WOOD POWERED BY **exp**™ **UK**

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212a Chartridge Lane,

Guide Price £750,000

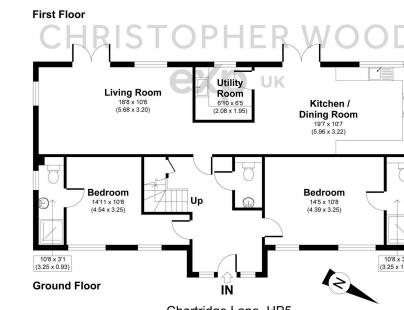
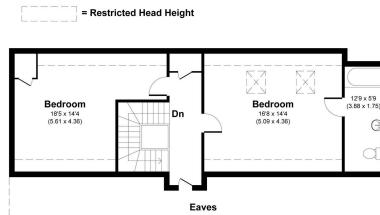
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- 3 En-suite double bedrooms • Downstairs toilet
- Beautiful kitchen/diner and separate Utility room • Bonus loft room with potential
- Driveway parking • Built 2021
- Lovely composite decking area to rear garden.
- Close to good schooling and countryside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





Chartridge Lane, HP5

APPROXIMATE GROSS INTERNAL AREA 1892 SQ FT / 154.42 SQ M

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09/12/2023, 17:26 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

212a Chartridge Lane Chalfont St Peter HP5 2SF	Energy rating B	Valid until 13 December 2031
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/unimum-energy-efficiency/standard/landlord/guidance>

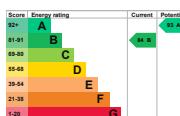
Energy rating and score

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

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.

See how to improve this property's energy efficiency.



<https://find-energy-certificate.service.gov.uk/energy-certificate/9542-5031-7382-8359-4210/print/true>

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