



**Severalls Avenue**  
Chesham | Buckinghamshire

**£325,000** subject to contract  
Leasehold





# Severalls Avenue

## Chesham | Buckinghamshire

Located within walking distance of Chesham town centre and rail station, we offer this particularly well presented first floor purpose built flat. Offering 2 double bedrooms, 2 bathrooms, a large dual aspect sitting/dining/kitchen room plus allocated parking, this property is an ideal purchase for a private buyer or a landlord looking for a buy to let.

- Double glazing
- Gas fired central heating
- Views across Chesham town
- 2 Double bedrooms and 2 bathrooms
- Allocated parking
- Video entry phone system
- Open plan, dual aspect kitchen/dining/sitting room
- Ideal buy to let
- Easy access to Chesham rail station and A41 for dual carriageway access into London
- Sole agent



**Entrance hall** – Spacious, engineered oak wood floor, radiator, video entry phone system, large storage cupboard, spotlights.

**Open plan Kitchen/dining/sitting room** – Dual aspect, two radiators, engineered oak wood floor, matching base unit and wall cabinets, worktop with inset stainless steel sink unit with mixer tap, plumbing for washing machine, integrated electric fan oven, four ring gas hob, glass and stainless steel extractor hood over, integrated dishwasher,, integrated fridge and freezer, wall mounted gas central heating combination boiler, spotlights.

**Principal bedroom** – Fitted wool carpet, radiator, wardrobe cupboards and bedside tables (subject to negotiation), bedside reading lights, spotlights.

**Ensuite shower room WC** – Modern matching white suite comprising enclosed cistern floating WC, large shower cubicle with rain-water shower head and handheld shower, ceramic tiled floor, vertical contemporary style radiator, extractor fan, spotlights.


**Family bathroom** – Modern matching suite comprising a panelled bath with mixer tap, separate shower over with rain-water shower head and hand held shower, , shower screen, large wash hand basin with mixer tap and drawer under, vertical contemporary style radiator, ceramic tiled floor, extractor fan, spotlights.

**Bedroom two** – Fitted wool carpet, radiator, wardrobe cupboards (subject to negotiation), bedside reading lights, spotlights.



### Outside

Communal area entered via a security entry phone system, one car park space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 







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