



Culverhouse Way
Chesham



Offers In Excess Of £640,000

entrance hall | kitchen/dining room | WC | first floor landing | living room | master bedroom with ensuite | study/bedroom five | second floor landing | bedroom with ensuite shower | two further bedrooms | family bathroom | rear garden | garage & off-road parking

This beautifully presented townhouse combines generous proportions with high-quality finishes, offering a stylish and versatile family home set across three floors. Amenities, schools, and transport links are within easy reach.



At the heart of this modern home, a stunning open-plan kitchen/dining room offers an ideal space for family meals. Contemporary cabinetry comes with a double oven, gas hob, fridge, freezer, dishwasher, and washing machine. There's the convenience of a downstairs WC plus an internal door to access the garage.

Upstairs, a bright and airy living room features french doors opening to a Juliet balcony; perfect for relaxed evenings. Accommodation continues with the spacious principal bedroom with Juliet balcony and ensuite shower, plus a further bedroom/office. On the top floor, you'll find three additional bedrooms; one enjoying its own ensuite shower, the others served by a modern family bathroom.

This deceptively spacious and immaculately finished home effortlessly balances contemporary living with everyday functionality.

Outside

The enclosed, level rear garden features a patio and lawn. At the front, there's the practicality of an integral garage and off-road parking for two vehicles.

Set in a peaceful cul-de-sac, the property enjoys easy access to both Chesham and Berkhamsted. It also falls within the catchment for highly regarded junior and grammar schools, making it a fantastic choice for families.

Tenure

Freehold.

Service charge of £441.86 per year.



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Chiltern).

Situation

Chesham, surrounded by attractive Chilterns' countryside, is an historic market town offering excellent shopping and sporting facilities, while the Metropolitan line provides easy links into central London. Nearby Berkhamsted also offers a thriving High Street, and a mainline station with services into London (Euston). The property falls within the catchment for Chesham Grammar and Dr Challoner's Boys and Girls Schools.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>		81	85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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