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58 Darvell Drive, Chesham, Buckinghamshire, HP5 2QN
Guide Price £500,000



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A well-presented neat and tidy three bedroom family home situated in a sought after location just over a mile from the town centre and station enjoying delightful views to the front. The property offers significant potential to extend further, subject to the relevant consents, and is in close proximity of highly regarded local schools to include Thomas Harding Junior, and Chesham Grammar. With the benefit of no onward chain, this charming property provides bright and airy accommodation comprising: porch, entrance hall, 13ft sitting room with feature fireplace open to a 17ft dining room with sliding door to the garden, refitted kitchen, cloakroom and utility with doors to the garden and garage. The first floor offers three generous bedrooms, all with fitted wardrobes and a large spacious family bathroom. Externally, the property benefits from a single garage with electric roller door, power and light. There is driveway parking for several vehicles to the front with the remainder mainly laid to lawn. Gated side access leads to the south west facing rear garden which has been landscaped to create a large patio area for alfresco dining and outdoor entertaining, with steps up to an area of lawn, along with a garden shed, greenhouse and flower beds. CHAIN FREE. EPC Rating: C



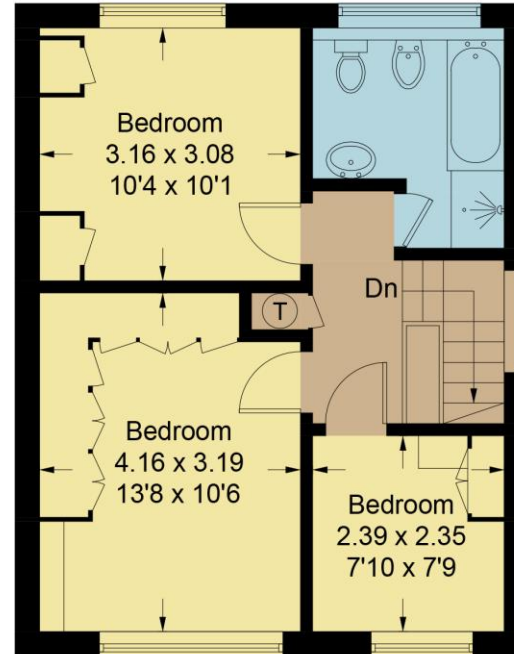
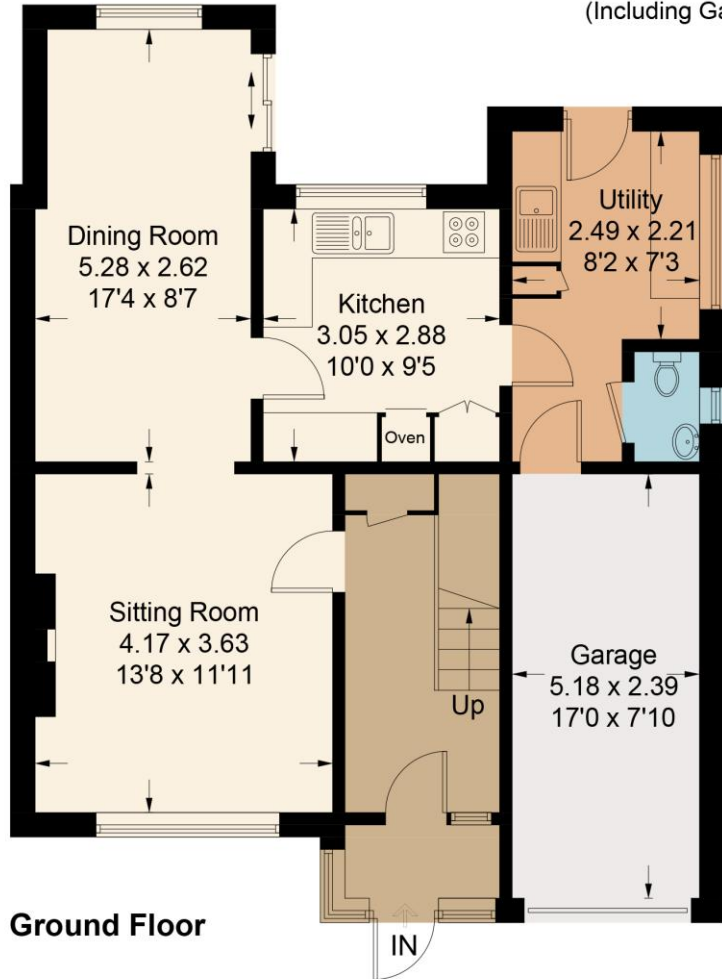
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Approximate Gross Internal Area
 Ground Floor = 73.0 sq m / 786 sq ft
 First Floor = 42.2 sq m / 454 sq ft
 Total = 115.2 sq m / 1,240 sq ft
 (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales			
		EU Directive 2002/91/EC	

MATERIAL INFORMATION
TENURE: FREEHOLD
COUNCIL TAX: BAND E



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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