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Vale Road, Chesham

£2,300 per month

Immaculately presented 3-bedroom terraced family home in the sought-after town of Chesham, offering easy access to the town centre and excellent transport links. Arranged over three floors, the property comprises a lounge with bay window and fireplace, separate dining room with log burner, modern kitchen/breakfast room with integrated appliances and bi-fold doors to the garden, plus a ground floor shower room. The first floor offers a spacious master bedroom with en-suite bathroom and a further bedroom, while the top floor features a large double bedroom with far-reaching views and an en-suite shower room.

Outside there are front and rear gardens, with on-street parking available.

Available 10th July, furnished

- **Stunning 3 bedroom/3-bathroom family home**
- **2 Reception rooms**
- **Fitted kitchen/breakfast room**
- **Attractive rear garden**
- **On street parking only**
- **Available 10th July**



Property Details

Lounge 3.94m (12'11") x 3.40m (11'2")

Wooden flooring, feature fireplace & surround, bay window to front, radiator, built-in storage - 2-Seater sofa.

Dining Room 3.61m (11'10") x 3.40m (11'2")

Wood flooring, log wood burner, radiator, under stairs storage cupboard - Dining table & 4 dining chairs, side dresser & shelving unit.

Shower Room

Shower cubicle, wall mounted wash hand basin, low level w/c, towel radiator, part tiled walls, vinyl tiled floor.

Kitchen/Breakfast Room 5.71m (18'9") x 3.28m (10'9")

Range of fitted wall & base units with work surfaces over, 5 ring gas range, full length fridge, integrated freezer, large island with built in sink and integrated washing machine & dishwasher, bi-folding doors to rear garden, radiator, 2 x skylights, vinyl tiled flooring - 3 Breakfast stools.

First Floor Landing

Carpeted, stairs to second floor.

Master Bedroom 4.55m (14'11") x 3.63m (11'11")

Wooden flooring, feature fireplace, window to rear, door to en-suite bathroom, radiator - 2 large wardrobes, storage cupboard.

En-Suite Bathroom

White suite comprising roll top bath, large walk-in shower. his/her vanity sink unit, low level w/c, towel radiator, window to rear, 2 x skylights, part tiled walls, tiled vinyl flooring.

Bedroom Three 4.55m (14'11") x 2.51m (8'3")

Carpeted, feature fireplace, 2 x windows to front, radiator - 2 x small free-standing cupboards.

Bedroom Two (Second Floor) 6.45m (21'2") x 4.55m (14'11")

Carpeted, double aspect with 2 windows to front & rear, door to en-suite, 2 x radiators, 2 x eaves storage cupboards - King size bed, matching bedside table, dresser & desk.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, low level w/c, towel radiator, window to rear, part tiled walls, tiled vinyl flooring.

Garden

Lovely rear garden, mainly laid to lawn with 2 patio areas. including patio furniture. There is NO ACCESS to the shed at the rear of the garden.

Parking

On Street Parking ONLY.





Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
100-100kWh/m ² A	Very energy efficient - lower running costs		
81-100kWh/m ² B			
69-80kWh/m ² C		73	86
55-68kWh/m ² D			
48-54kWh/m ² E			
45-47kWh/m ² F			
39-44kWh/m ² G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
100-100kWh/m ² A	Very environmentally friendly - lower CO ₂ emissions		
81-100kWh/m ² B			
69-80kWh/m ² C			
55-68kWh/m ² D			
48-54kWh/m ² E			
45-47kWh/m ² F			
39-44kWh/m ² G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.