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@ christopher.wood@exp.uk.com

christopherwood.exp.uk.com

01494 623 101

# Meadow Close, Chesham, Buckinghamshire, HP5 2LZ

Guide Price £650,000

🛏️ 4 🚿 2 🚗 3



- 4 double bedroom semi-detached house
- 3 Receptions rooms
- Driveway parking
- Car port and single garage
- Good schooling in the area
- 2 Bathrooms (1 en-suite)
- Additional kitchen
- Downstairs toilet
- Beautiful views over fields to rear
- Please quote CW0111



Nestled in a sought-after location, this beautifully extended four-bedroom semi-detached home offers versatile living spaces, picturesque views over fields, and excellent local amenities....



MEADOW CLOSE, HP5  
 APPROX. GROSS INTERNAL FLOOR AREA 1761.85 SQ FT / 163.54 SQ M. INC. GARAGE  
 OVERSHOOTS: THIS IMAGE IS ILLUSTRATIVE ONLY. NOT TO SCALE. COPYRIGHT THE IMAGE FACTOR LTD. (2023)

3056208\_1013 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
4, Meadow Close CHESSAM HP5 2J	Energy rating <b>D</b>	Valid until 9 February 2027																																
		Certificate number: 8863-7722-4110-5076-7906																																
Property type Semi-detached house		Total floor area 141 square metres																																
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to <a href="#">improve this property's energy efficiency</a> .		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>← D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	← D		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/8863-7722-4110-5076-7906/print-view>

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