



Groves Way, Chesham HP5 2WL

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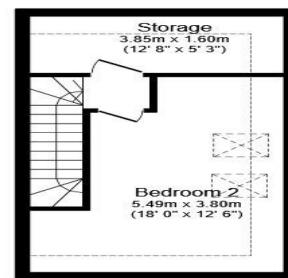
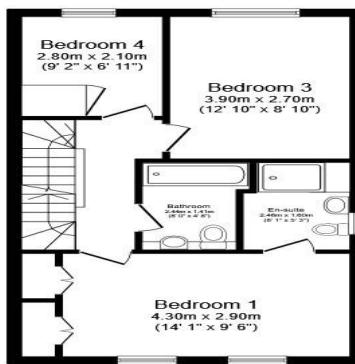
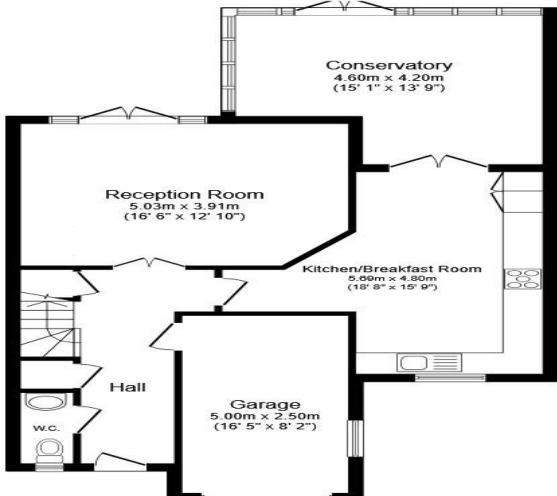
welcome to

Groves Way, Chesham

Semi-detached family home with flexible accommodation over three floors is offered for sale in excellent decorative order. Situated off Chartridge Lane, 0.7 miles from Chesham station and within grammar school catchment areas the property is perfect for growing families and commuters alike.



Total floor area 157.7 m² (1,698 sq.ft.) approx



Entrance Hall

W C

Reception Room

16' 6" max x 12' 10" max (5.03m max x 3.91m max)

Kitchen/Breakfast Room

18' 8" max x 15' 9" max (5.69m max x 4.80m max)

Conservatory

15' 1" max x 13' 9" max (4.60m max x 4.19m max)

Bedroom 1

14' 1" x 9' 6" (4.29m x 2.90m)

En-Suite Shower Room

8' 1" x 5' 3" (2.46m x 1.60m)

Bedroom 2 (2nd floor)

18' max x 12' 6" max (5.49m max x 3.81m max)

Bedroom 3

12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom 4

9' 2" x 6' 11" (2.79m x 2.11m)

Family Bathroom

8' x 4' 8" (2.44m x 1.42m)

Integral Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Contact Telephone...
Contact Address...

This plan is for illustration purposes only and
may not be representative of the property. Plan
not to scale.

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welcome to

Groves Way, Chesham

- SEMI-DETACHED FAMILY HOME
- EXCELLENT DECORATIVE ORDER
- SPACIOUS RECEPTION ROOM & CONSERVATORY
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- FOUR GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£800,000



view this property online brownandmerry.co.uk/Property/CSM103709

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CSM103709 - 0003



Please note the marker reflects the postcode not the actual property



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