



Berkeley Avenue, Chesham, Buckinghamshire, HP5 2RT


SOVEREIGN
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Occupying a sought-after corner plot, this impeccably presented detached home offers stylish family living in a highly desirable location. The property features three generous double bedrooms, ample driveway parking, and a single garage, all within easy reach of local amenities and set in the catchment area for the acclaimed Chartridge Combined School.

Meticulously renovated throughout, this modern home blends contemporary finishes with practical upgrades. Notable improvements include new internal solid oak doors, brand new electrics, a boiler and Mega flow system for superior water pressure, a new staircase, and an updated chimney with a stylish wood burner, ensuring warmth and cosiness during chilly evenings. The entrance hallway welcomes you with immaculate tiling that continues into the generously proportioned kitchen and convenient downstairs cloakroom. The kitchen is flawlessly equipped with sleek cabinetry, brushed chrome sockets, integrated Bosch appliances including an electric oven and induction hob, along with a fridge/freezer. There's generous space and plumbing for a washing machine, and a side door provides practical access to the exterior. Enjoy a superbly light-filled sitting/dining room, enhanced by double aspect windows looking out onto the landscaped gardens. This elegant reception area features a brand new wood burner for those autumn evenings and seamlessly flows into the spacious dining area, where patio doors open onto the wrapping gardens, ideal for relaxing, playing, or alfresco entertaining.

Upstairs, the staircase features a statement window flooding the space with natural light. The landing offers accessibility to the loft, which has further potential to be converted to an extra bedroom and bathroom, subject to the usual consents. The main bedroom is a true retreat, featuring views across the gardens and an extensive selection of fitted wardrobes. Both remaining double bedrooms offer plenty of space, with the third being double aspect and ideal for guests, children, or a home office. The modern family bathroom is fully tiled and thoughtfully designed, fitted with a large shower enclosure, vanity basin, heated towel rail, and energy-efficient lighting.

Outside, the wraparound garden is mainly laid to lawn, bordered by mature shrubs and part-walled details which provide a sense of privacy and tranquillity. Off-street parking is plentiful: enjoy driveway parking plus a single garage, which also presents scope for conversion to a home office (subject to planning). This beautifully presented home has no chain and ready to welcome its new owners.

The location is second to none, on the edge of local countryside and walking distance to the local shop, yet close to Chesham's town centre for varied shopping, outstanding cafés and eateries along the pedestrianised High Street, with nearby Waitrose and Sainsbury's for everyday essentials. Educational opportunities are abundant, with Chartridge Combined School on your doorstep and easy reach to sought-after institutions such as Chesham Preparatory School, Dr Challoner's, and Chesham Grammar.

For commuting, Chesham's Metropolitan line station delivers swift access to the heart of London, and the Chiltern Line at Little Chalfont or nearby Berkhamsted station offers direct journeys to Marylebone and Euston, making this spot highly desirable for city professionals.

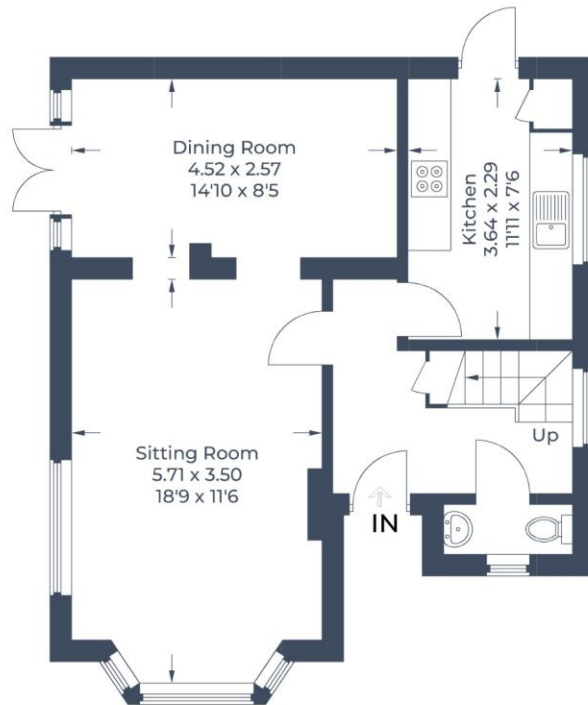
Freehold | Council Tax Band F | EPC C

Offers in the region of £750,000

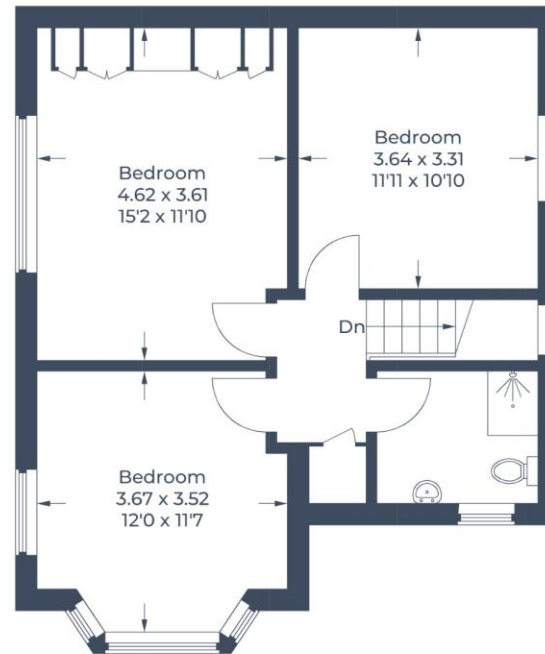




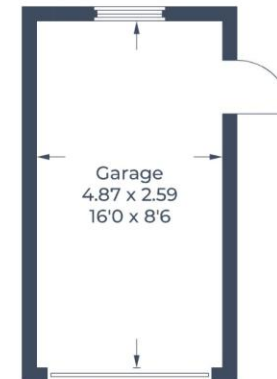
Approximate Gross Internal Area
 Ground Floor = 50.9 sq m / 548 sq ft
 First Floor = 51.9 sq m / 559 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 115.4 sq m / 1,243 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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