



CHRISTOPHER WOOD POWERED BY **exp**™ UK

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Culverhouse Way, Chesham, HP5

Guide Price £850,000

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- 4 bedroom semi-detached house
- 3 bathrooms (inc 2 en-suite)
- Block paved driveway Parking
- Energy rated B
- Beautiful open planned kitchen/living/dining room with Log burner
- Utility room and half garage
- Garden room and patio area
- Downstairs toilet
- Separate sitting room
- Please quote CW0111



A beautifully presented four-bedroom, three-bathroom semi-detached home, meticulously designed for modern family living. Offering an expansive layout and high-quality finishes throughout, this property provides both comfort and style in a desirable location.



Culverhouse WAY, HP5
 APPROXIMATE GROSS INTERNAL AREA: 1983 SQ FT / 184.23 SQ M INC. OUTBUILDING
 CHERRYHOOD: THIS IMAGE IS ILLUSTRATIVE ONLY. NOT TO SCALE. COPYRIGHT THE MARKETING TOOLS TEAM

14/03/2024, 10:35 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
34 Culverhouse Way CHERRYPH HP5 5YJ	Energy rating B	Valid until 13 March 2038	Certificate number: 8238-8927-2500-0345-9252
Property type	Semi-detached house		
Total floor area	172 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property/minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/8238-8927-2500-0345-9252?print=true>

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