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Holly Cottage, Broomstick Lane, Chesham, Buckinghamshire, HP5 1XU
Guide Price £725,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		EU Directive 2002/91/EC

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A well-presented three double bedroom detached chalet bungalow positioned in a sought-after lane within the hamlet of Botley close to Ley Hill on the outskirts of Chesham close to highly regarded local schools to include Ley Hill, Chesham Preparatory, and Chesham Grammar. With the benefit of no onward chain, this bright and airy property offers versatile accommodation comprising: porch, entrance hall, utility cloakroom, 18ft sitting room with feature fireplace open to the dining room, fitted kitchen, conservatory, ground floor bedroom with fitted cupboards and ensuite shower room. The first floor provides two further double bedrooms, with the larger one benefitting from an ensuite shower room and dressing room. Externally, to the front, there is driveway parking leading to the garage with electric up and over door. Side access leads to the rear garden which is mainly laid to lawn enclosed by hedging with a garden shed and two patio areas ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: C



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Approximate Gross Internal Area (Including Garage)

Ground Floor = 99.7 sq m / 1073 sq ft

First Floor = 48.1 sq m / 518 sq ft

Total = 147.8 sq m / 1591 sq ft



Floor Plan produced for Hunters by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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