



Chartridge Lane, CHESHAM HP5 2SE



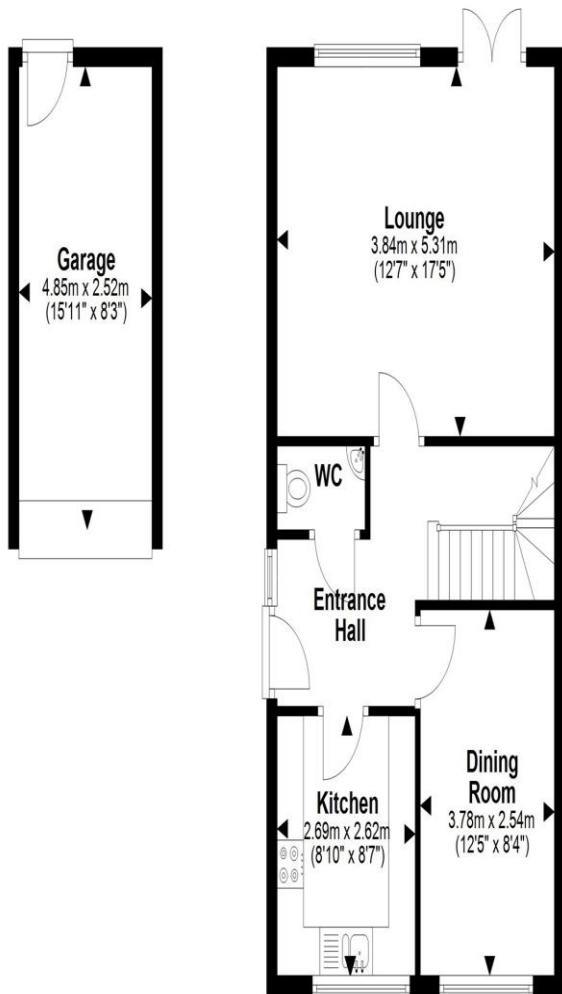
welcome to
Chartridge Lane, CHESHAM

Situated in the highly sought-after area of Chartridge Lane, this exceptional FOUR bedroom family home boasts an impressive garden both at the front and rear. The south facing rear garden is spacious as well as offering a high level of privacy and has spectacular views over Pednor.



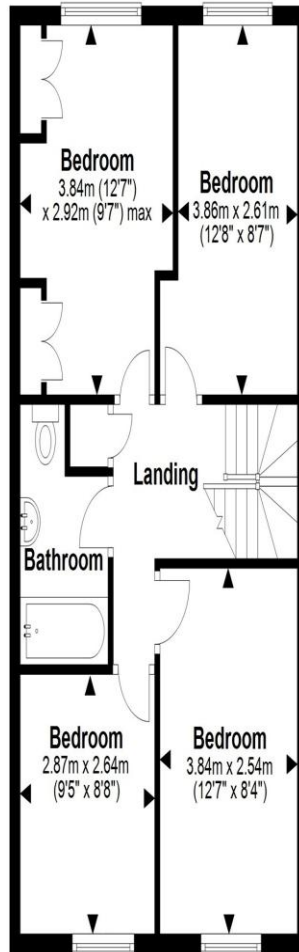
Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 112.0 sq. metres (1205.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp. □



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM103829](https://www.brownandmerry.co.uk/Property/CSM103829)



Property Ref:
CSM103829 - 0004

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