



STEVEN ROSENTHAL

exp[®] UK

@ steven.rosenthal@exp.uk.com

.stevenrosenthal.exp.uk.com

☎ 07884 131 817

197 Bois Moor Road, Chesham, Buckinghamshire, HP5 1SS

A superb modern three-bedroom family home, situated in a delightful location on the leafy south side of Chesham.

- Fantastic three bedroom family home
- Spacious living / dining room
- Light and airy conservatory
- Contemporary well appointed kitchen
- Welcoming entrance hall and cloakroom
- Stylish family shower room
- Charming rear garden, off street parking and garage
- Catchment for the superb Chesham Bois Primary School
- Excellent scope to extend subject to the usual consents

A neatly presented and modern three-bedroom family home situated in a delightful and highly sought-after location on the leafy and highly picturesque south side of Chesham. The property offers well-balanced and spacious accommodation throughout, including a large living/dining room providing an ideal space for both relaxing and entertaining. To the rear, a light and airy conservatory with French doors opens onto the garden, creating a wonderful additional reception area. The contemporary kitchen is well-appointed with modern fittings, while a convenient ground-floor cloakroom adds further practicality for family living. Upstairs, the property features three generously sized bedrooms served by a stylish family shower room. Outside, the property benefits from a charming rear garden, a perfect private space for all the family to enjoy, along with off-street parking and a garage.





Chesham is a historic market town in the Chilterns, at the end of the Metropolitan Line. The town features a pedestrianised high street with local markets, independent shops, and national retailers. Chesham Station is 1.2 miles walking distance from the property, with nearby motorway links via Hemel Hempstead (M1), Chorleywood (M25), and Beaconsfield (M40). Excellent state and private schools are available locally.

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



Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 45.5 sq m / 490 sq ft
Garage = 13.0 sq m / 137 sq ft
Total = 114.9 sq m / 1,234 sq ft

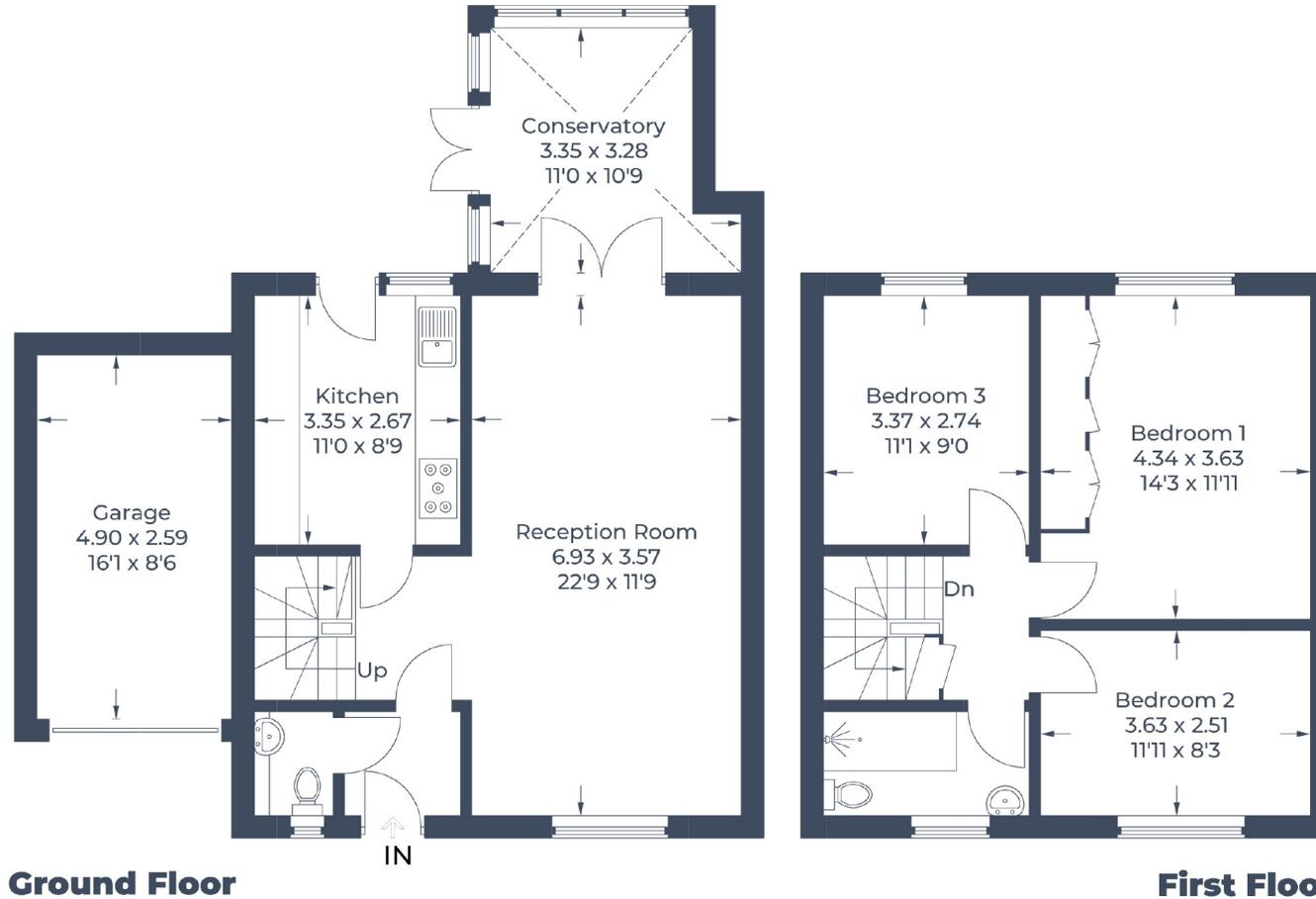


Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing Produced for EXP - Steven Rosenthal