



Sayward Close, Chesham, Buckinghamshire, HP5 3DP


SOVEREIGN
ESTATES

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Tucked away at the end of a peaceful cul-de-sac and enjoying an elevated vantage point, this impressive four-bedroom detached family home in Chesham is perfect for those seeking a balance of space, comfort and convenience. Approached by steps leading up through a low-maintenance front garden dotted with alpine plants, the property benefits from privacy and far-reaching views.

Upon entering, the welcoming hallway features laminate flooring that leads directly into the open-plan dining room and garden room, an expansive space designed for relaxed family living and entertaining. Natural light streams through the large windows and the double doors that open directly onto the rear patio, while the garden room's solid, insulated roof (added in 2022) ensures year-round comfort. A sizeable handy cupboard hides away everyday items beneath the stairs. To the front, a double aspect sitting room offers a cosy retreat to unwind, featuring far reaching views across Chesham.

The thoughtfully-designed kitchen is equipped with plentiful storage units, tiled splash backs, and provides ample space and plumbing for modern appliances. There's connectivity to the dining area via a serving hatch, ensuring flowing conversation when hosting friends and family. Step out directly from the kitchen onto the rear patio for al fresco dining. A downstairs cloakroom is also available for additional guest convenience.

Upstairs, the split-level staircase and prominent picture window adds an airy feel, filling the landing with light. The generous main bedroom enjoys further views across Chesham and features an en-suite shower room complete with fully tiled walls, a heated towel rail and contemporary fittings. Two further spacious double bedrooms come with custom-fitted wardrobes, while the fourth bedroom is currently arranged as a library. The family bathroom provides a full-size bath, vanity unit, heated towel rail, and modern part-tiled decor. Unseen but highly practical, the loft is already fitted with a drop-down ladder, boarding and lighting for storage or potential future use.

To the outside, two private parking spaces complement a single garage equipped with power and lighting. The rear garden is a true highlight, enclosed for privacy by mature trees and hedging. Step onto a block-paved patio, edged with raised planters and a practical storage shed, and wander up through the tiered gardens alive with mature planting, a striking palm tree and lush lawn. The sunny raised seating area at the top of the garden is perfect for enjoying the views with a cup of tea.

Significant additions include new windows and doors plus solar panels to help reduce energy costs. Practicality meets charm at every turn.

Ideally positioned just a mile from Chesham town centre and a mile from Chesham Grammar School, families are superbly catered for, with a choice of both state and private schools a short stroll away. The town boasts a full array of amenities, from major supermarkets including Waitrose and Sainsbury's, to a pedestrianised High Street hosting independent cafés and shops. Connections to central London are simple, jump on the Metropolitan line at Chesham station or hop onto the Chiltern or West Coast lines from nearby Little Chalfont or Berkhamsted, opening up routes to Baker Street, Marylebone and London Euston with ease.

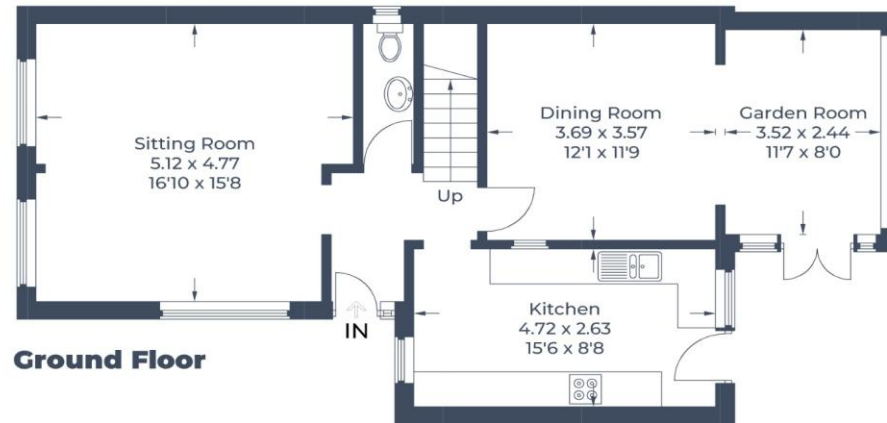
Freehold | EPC Rating C | Council Tax Band F

Offers in the region of £675,000





Approximate Gross Internal Area
 Ground Floor = 68.9 sq m / 742 sq ft
 First Floor = 59.4 sq m / 639 sq ft
 Total = 128.3 sq m / 1,381 sq ft
 (Excluding Garage)



(Not Shown In Actual
 Location / Orientation)

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

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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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