



  
Jeremy Swan  
For Sale  
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Chartridge Lane  
Chesham | Buckinghamshire

£625,000  
Freehold

  
Jeremy Swan

# Chartridge Lane

Chesham | Buckinghamshire

Located on this highly desirable lane, extended by the current owners. We are pleased to offer this particularly well presented four bedroom semi-detached family home with South facing garden backing onto open countryside.

- Open plan sitting/dining/kitchen
- Front reception room
- Downstairs cloakroom/utility room
- Four bedrooms
- Contemporary styled bathroom
- South facing rear garden of approx. 150ft
- Own drive providing offstreet parking for several cars
- Outside office/storage room
- Backing onto open countryside
- Gas fired central heating
- UPVC double glazing
- Sole Agent

## GROUND FLOOR

**Spacious entrance hall** – wood effect Karndean floor, built-in coats cupboard and matching shoe rack, radiator, through to:

**Study/front reception room** – Karndean flooring, radiator, media room, understairs storage cupboard.

**Open plan sitting/dining/kitchen** – Karndean wood effect flooring.

**Sitting area** - fireplace with inset cast iron multi-fuel stove, recess for television and media, LED spotlights, two radiators,



two storage cupboards either side of chimney breast with shelving above, open to:

**Kitchen area** – fitted with a range of modern contemporary styled base units and wall cabinets, soft closing drawers, island unit with granite worktop with stainless steel sink unit with mixer tap, integrated NEFF dishwasher, breakfast bar down one side, granite worktop with stainless steel five ring SMEG gas hob with extractor hood over, integrated NEFF double fan oven, integrated microwave oven, space for American style fridge

freezer, double glazed bi-folding doors to patio area and approx. 150ft of South facing rear garden, LED spotlights, double glazed door to side pedestrian access, radiator.

**Downstairs cloakroom/W/C/utility room** – Karndean wood effect flooring, white low flush W/C, base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, radiator.



## FIRST FLOOR

**Landing** – fitted carpet, LED spotlights, access to part boarded loft via pull down ladder.

**Bedroom 4** – fitted carpet, radiator.

**Bedroom 3** – fitted carpet, radiator, built-in wardrobe cupboard.

**Bedroom 2** – fitted carpet, radiator, LED spotlights.

**Family bathroom/W/C** – modern matching contemporary styled white suite comprising panelled bath with mixer tap, separate flush mounted rainwater shower head above, handheld shower unit, shower screen, enclosed cistern W/C, wash hand basin with contemporary styled mixer tap and drawer under, contemporary styled heated towel rail, mirror with concealed lighting, extractor fan, spotlight, wiring for sound system.

**Master bedroom** – fitted carpet, double range of built-in wardrobe cupboards with sliding doors, radiator, LED spotlights, wall mounted bedside lights.

## OUTSIDE

Own gravel driveway providing offstreet parking for several cars, side pedestrian access to:

**South facing rear garden** – large sun terrace with outside tap, outside light, large office/storage room, double glazed with heating, remainder mainly laid to lawn backing directly on to countryside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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