



Castles

SUNNYMEDE AVENUE
Chesham, HP5 3LE

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Offers IRO
£1,300,000
(Freehold)

Castles



This inviting and charming house is nestled towards the end of a private cul de sac surrounded by open land



With a large block-paved drive suitable for at least four cars, lots of design features and five double bedrooms across three floors – this is definitely a property with strong kerb appeal.

The entrance leads to a large hallway from which leads a family room, extensive living room and welcoming sunroom to one side and a glorious kitchen dining room, utility and downstairs WC to the other. With wooden flooring throughout and lots of modern design features, all rooms are spacious and offer flexibility in terms of use. The kitchen offers fabulous impact thanks to full slate flooring and well fitted, beautifully designed wooden cupboards and worktops. It also features a large dining area suitable for family living or entertaining – and who wouldn't want to be in this kitchen at the next party? A utility room removes the need to have appliances in the main area and offers space for those who want to keep their dirty laundry away from public view. The living room and family room both offer great amounts of space as well as the opportunity to separate use according to need. The sunroom creates a warm glow thanks to a skylight, doors to the outside and large windows. The garden can be reached from the kitchen/diner or the sun room and offers an extensive area which includes lawn, patio, built in BBQ (almost sufficient to be a second kitchen!), workshop and a self-contained gym. A garage offers further storage or work area – or maybe even room to park a car. There are five good sized bedrooms with four on the first floor, one of which is en-suite. There is also a very modern and attractive family bathroom with separate shower while the second floor houses the master bedroom with its own en-suite bathroom. It also offers fabulous views of the local countryside and plenty of light through the attic style windows. Built in wardrobes and storage are a feature throughout the first and second floors, providing all the means necessary for tidy and organised living.

Specifications

5 BEDROOMS
2 RECEPTIONS
3 BATHROOMS
DETACHED HOUSE
GARDEN
DRIVEWAY
GARAGE
VILLAGE LOCATION



This property offers an opportunity to live within green countryside while being fully served by all the local facilities



A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

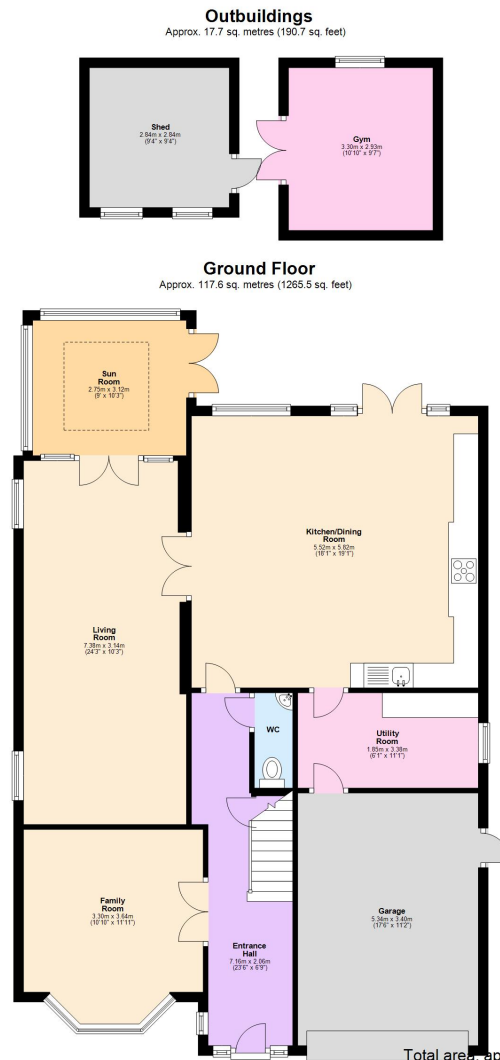
Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C



Total area: approx. 243.9 sq. metres (2625.1 sq. feet)
This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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