

 5 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Garage/Drive

 EPC Band D



Freehold

Council Tax Band:
G £0.00 ()

Local Authority:
Chiltern

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Sunnymede Avenue, Chesham, HP5 3LE
Guide price of **£1,050,000**

Superb 5-bedroom detached family home on a sought-after private road.

Description

An exceptional and beautifully presented five-bedroom detached family home, ideally situated in the sought-after location of Chesham, on a private, no through road. Offering over 2,100 sq. ft. of versatile accommodation, this property combines generous living space with stylish interiors, suited to modern family living. The ground floor features a welcoming entrance leading to a spacious living room with an attractive bay window. The rear presents an open-plan kitchen/breakfast room with a dining area and family room, ideal for entertaining and everyday living, complemented by a utility room and ground floor shower room. The integral garage offers additional storage or conversion potential. Upstairs are five well-proportioned bedrooms around a central landing, with the principal bedroom featuring fitted wardrobes. A family bathroom and shower room serve the first floor. Outside, the rear garden is over 120 ft, with a large patio, expansive lawn, and sheds. To the front is a gravelled driveway providing parking. Presented in excellent condition and located near amenities, schools, and transport links, this home offers a rare opportunity to acquire a substantial property. No upper chain.

Location

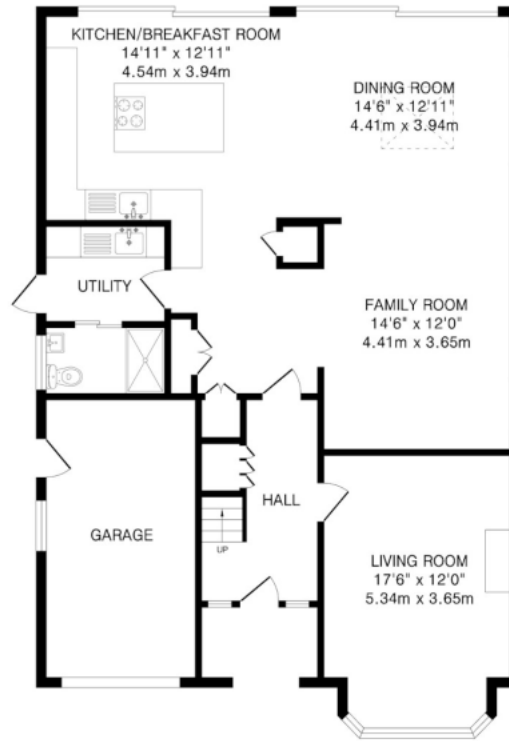
The property is located in the sought-after market town of Chesham, within the Chiltern Hills Area of Outstanding Natural Beauty, offering countryside living with excellent shops, schools, leisure facilities, and transport links to Central London.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

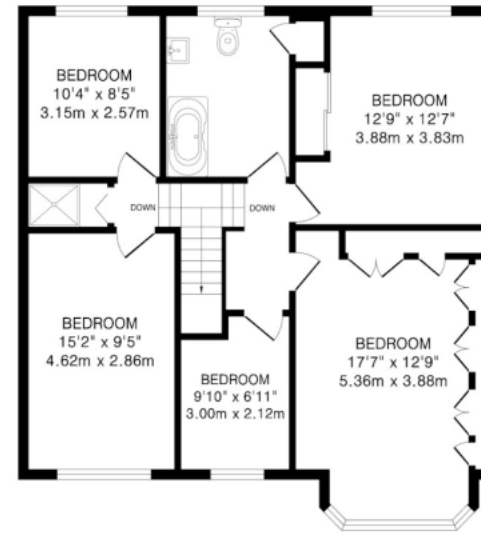








Ground Floor
1283 sq.ft.(119.2 sq.m)approx.



First Floor
856 sq.ft.(79.6 sq.m)approx.

TOTAL FLOOR AREA: 2139 sq.ft.(198.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.