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White Cottage, 452 Waterside, Chesham, Buckinghamshire, HP5 1QE
Guide Price £550,000



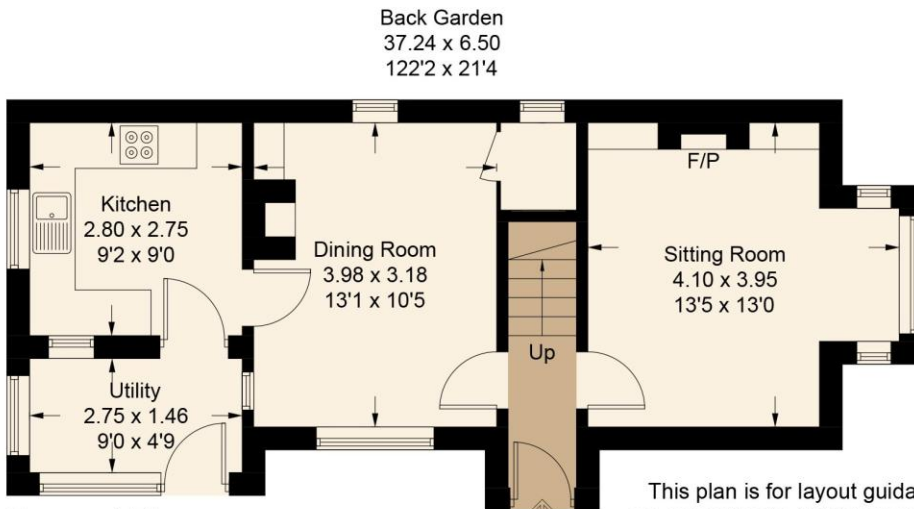
White Cottage, 452 Waterside, Chesham, Buckinghamshire, HP5 1QE

A well-presented detached family home situated in an elevated position on a generous plot on the sought after South side of Chesham convenient for the amenities of both Amersham and Chesham and within close proximity to highly regarded local schools. The bright and airy accommodation comprises: 13ft bay fronted sitting room with wood burning stove, 13ft dual aspect dining room, fitted kitchen, utility with door to the side, three bedrooms and a family bathroom. Externally, the tiered front garden is mainly laid to lawn with steps up to the entrance door with side access to the rear garden which extends to over 120ft in length which is mainly laid to lawn with shrubs and bushes to borders. There is also a decked area ideal for alfresco dining and outdoor entertaining, as well as a patio area and to the rear of the garden is a fabulous 18ft home office/studio with power and light, which could be suitable for a variety of uses. EPC Rating: D





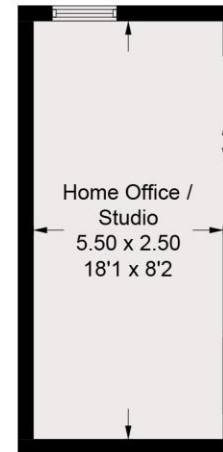
First Floor



Ground Floor

White Cottage, 452 Waterside

Approximate Gross Internal Area
 Ground Floor = 46.1 sq m / 496 sq ft
 First Floor = 37.9 sq m / 408 sq ft
 Studio = 13.7 sq m / 147 sq ft
 Total = 97.7 sq m / 1,051 sq ft



(Not Shown In Actual
Location / Orientation)

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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