

# HUNTERS®

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## 137 Sunnyside Road, Chesham, Buckinghamshire, HP5 2AP Guide Price £395,000



An extended three-bedroom period property conveniently situated within walking distance of the town centre, station and highly regarded local schooling to include Newtown, Brushwood Junior and Chesham Grammar. This charming property has been modernised to a high standard offering bright and airy contemporary accommodation comprising: a bay fronted sitting room with feature fireplace and double-glazed sash windows, a fabulous 23ft kitchen dining room with integrated appliances, skylights and double doors to the garden, three bedrooms and a striking remodelled family bathroom. Externally, the property benefits from a walled garden to the front with side access leading to the rear garden which is mainly laid to lawn with a patio area providing space for outdoor entertaining. EPC RATING: D

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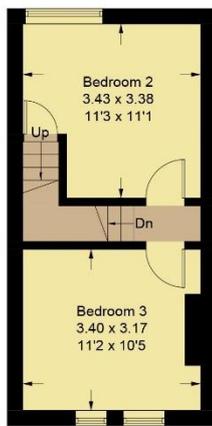


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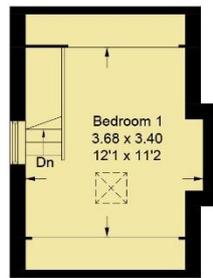
Approximate Gross Internal Area  
 Ground Floor = 43.7 sq m / 470 sq ft  
 First Floor = 26 sq m / 280 sq ft  
 Second Floor = 16 sq m / 172 sq ft  
 Total = 85.7 sq m / 922 sq ft



Ground Floor



First Floor



Second Floor



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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TENURE: FREEHOLD  
 COUNCIL TAX: BAND C

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