

## Fullers Grove, Fullers Hill, Chesham, Buckinghamshire, HP5 1LR Guide Price £550,000

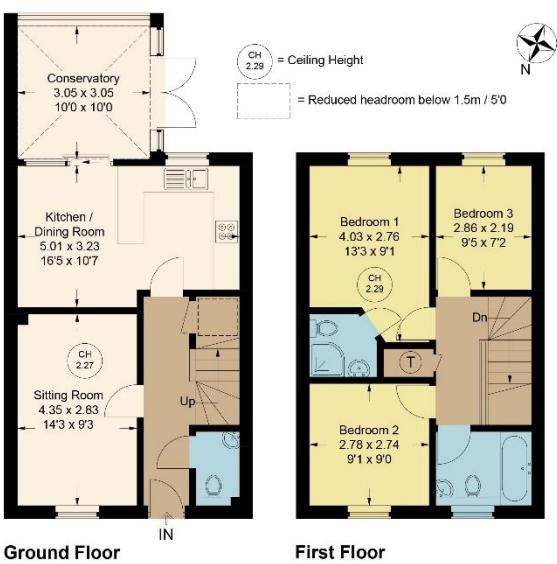


Built in 2007 this charming brick and flint property is ideally positioned in a sought-after location in Old Chesham within half a mile of the station and shops in close proximity of highly regarded local schooling to include Thomas Harding Junior School. The delightful family home offers neatly presented bright and airy accommodation comprising: brick built porch, entrance hall, cloakroom, 14ft sitting room, 16ft kitchen dining room, conservatory garden room, principal bedroom with en-suite, two further bedrooms and a family bathroom. Externally to the front, the property benefits from a garage in block and an allocated parking space, whilst the south easterly facing rear garden is mainly laid to lawn with a patio area, ideal for outdoor entertaining and alfresco dining. EPC Rating: C

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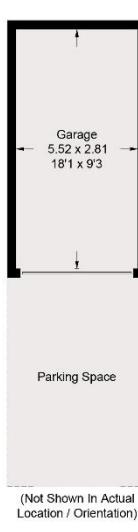
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Ground Floor

First Floor



### 3 Fullers Grove, Fullers Hill, Chesham, HP5 1LR

Approximate Gross Internal Area  
 Ground Floor = 49.9 sq m / 537 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 105.1 sq m / 1131 sq ft

#### MATERIAL INFORMATION

**TENURE: FREEHOLD**

**COUNCIL TAX: BAND D**

**ESTATE CHARGE:** Approximately £100-£200 per annum, payable on an ad-hoc basis.

Floor Plan produced for Hunters by Media Arcade ©.  
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