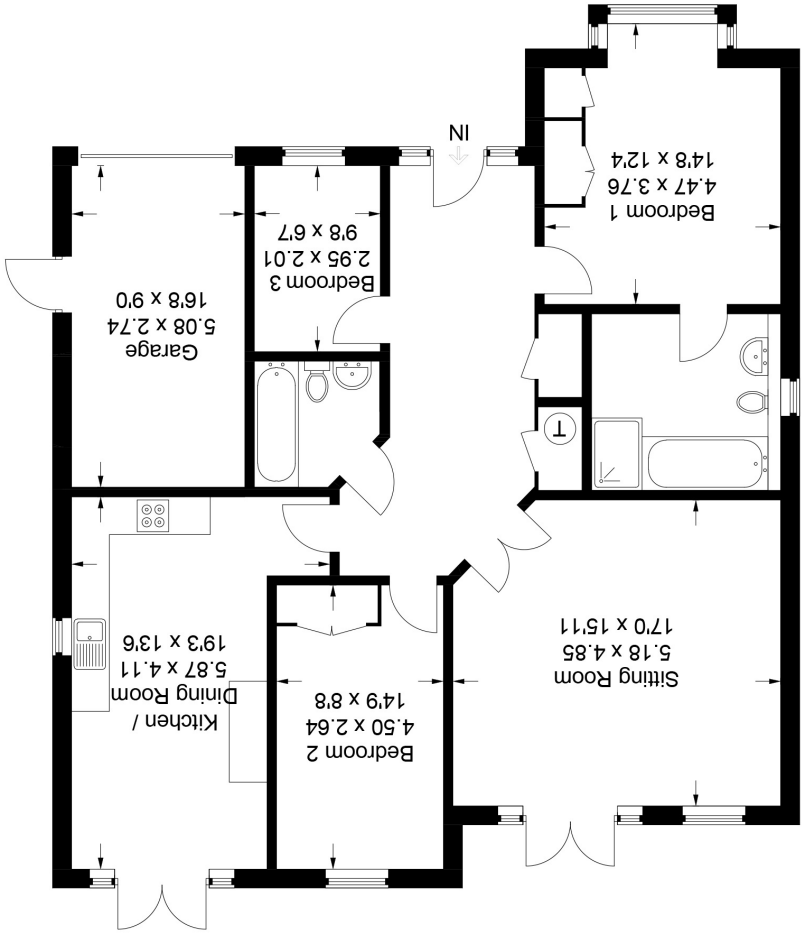
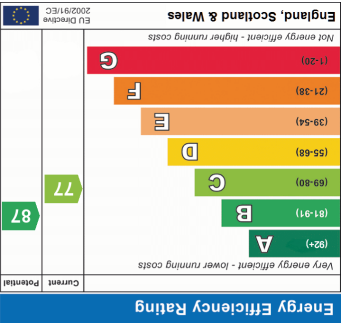


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area = 112.5 sq m / 1,211 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 126.7 sq m / 1,364 sq ft



14 Macdonald Close | Chesham Bois | Amersham | Buckinghamshire | HP6 5LZ

£995,000

IMMACULATE THREE BEDROOM BUNGALOW | PLANNING CONSENT FOR CONVERSION OF LOFT SPACE (PL/24/1678/FA) | TWO BATHROOMS | GARAGE | STUNNING LOUNGE WITH FEATURE FIREPLACE | SECLUDED PATIO AND LAWNED GARDEN | SPACIOUS LIGHT AND AIRY THROUGHOUT | KITCHEN/DINER OVERLOOKING PATIO | MODERN AND CONTEMPORARY | SOUGHT AFTER CUL-DE-SAC LOCATION

JOHN NASH & CO.



Spacious Bungalow with Planning Permission for Chalet Conversion (PL/24/1678/FA) – Sought-After Cul-de-Sac location
This exceptionally well-proportioned three-bedroom bungalow offers an exciting opportunity, with full planning permission granted for conversion into a chalet-style home, allowing the next owners to expand and enhance the property to their taste. Tucked away in a highly desirable cul-de-sac, the bungalow enjoys peace and privacy while remaining conveniently located. The heart of the home is a light and airy kitchen/diner, which enjoys views over the pretty, well-maintained patio garden, perfect for entertaining or relaxing in the sunshine. Inside, the accommodation includes three bedrooms, two bathrooms, and spacious living areas that offer flexibility for modern family life or downsizing in comfort. Whether you're looking to move straight in, renovate to suit your style, or take full advantage of the approved chalet conversion plans, this property offers a rare and versatile opportunity in a sought-after setting.



The Accommodation

This beautifully presented three-bedroom bungalow offers spacious, well-proportioned accommodation and a thoughtfully designed layout, ideal for comfortable single-level living.

The heart of the home is the light-filled kitchen/dining room, complete with a wide range of floor and wall cabinets and high-spec integrated Siemens appliances including a fridge/freezer, oven, combination oven, dishwasher, hob, extractor fan, and a washing machine. Double doors open to the pretty patio, creating a seamless indoor-outdoor flow—perfect for entertaining or enjoying your morning coffee.

The elegant sitting room features a stunning marble fireplace and patio doors that lead directly onto the paved terrace, bringing in abundant natural light.



The Bedrooms

The master bedroom boasts a generous triple fitted wardrobe and a stylish en-suite bathroom, complete with a bath with hand shower attachment, a separate shower cubicle, large heated towel rail, and modern finishes. The family bathroom is equally well-appointed, offering a bath, toilet, basin, and towel rail. The second bedroom is generously sized, while the third bedroom enjoys views over the front of the house—ideal as a guest room or home office.

The Outside

Outside, the private rear garden features a charming paved patio area, with steps leading up to a beautifully maintained lawned garden, surrounded by an abundance of mature shrubs for privacy and year-round color. The property also benefits from a single garage with an electric up-and-over door and a convenient side entrance.

LOCATION

Chesham Bois is an attractive village with a Common, War Memorial and a Village Church along with a few local shops including a highly sought after butchers. The area boasts highly sought after schooling with a choice of very well regarded private and state schools including the renowned Grammar School of Dr Challoners. The more extensive amenities of Amersham with its wide variety of community and social amenities as well as excellent communications to London via Amersham Station (Metropolitan and Chiltern Lines) are located approximately one mile from the property.

Council Tax Band F - £3409.68

