

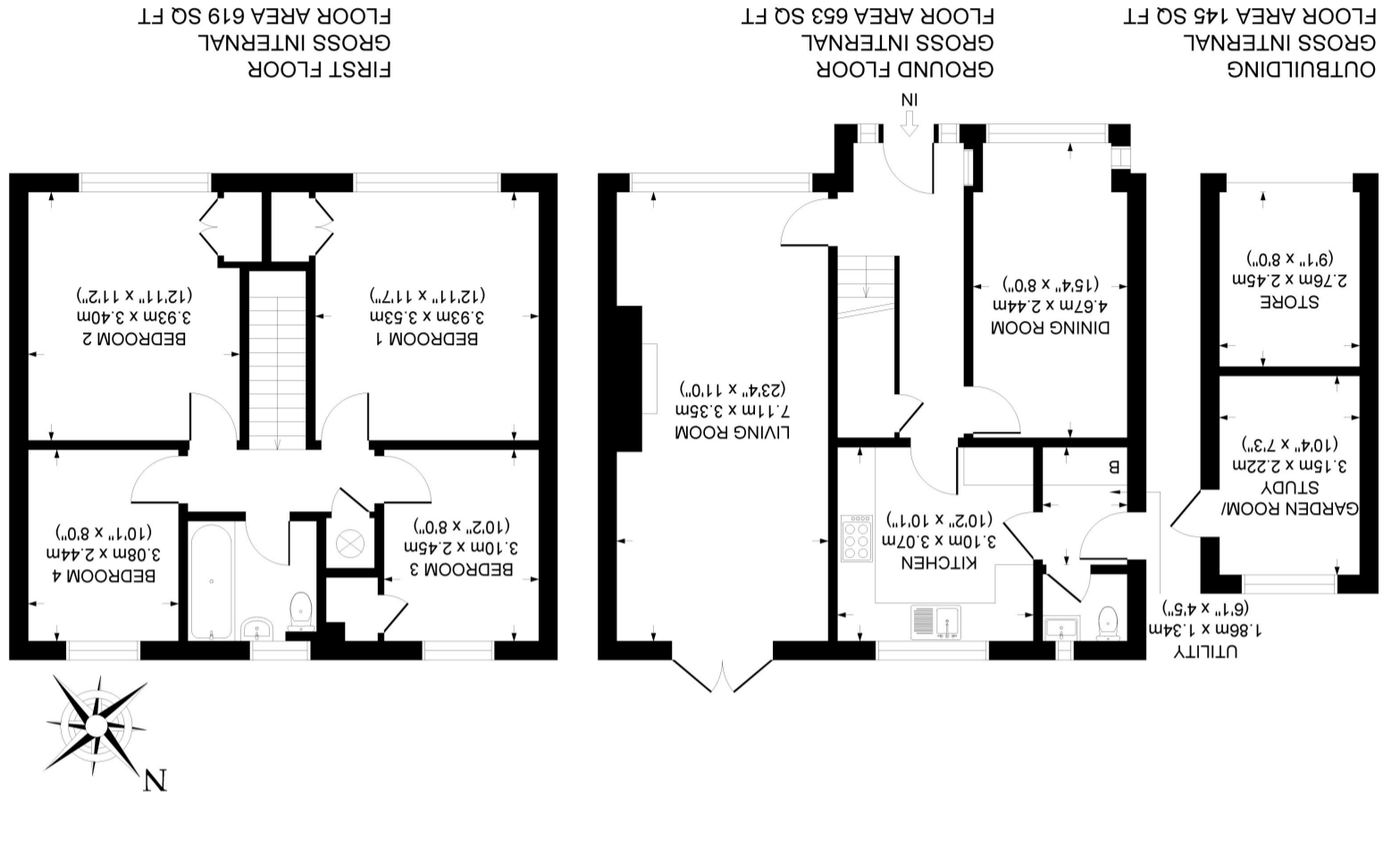
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JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 132 SQ FT / 1417 SQ M INCL. GARAGE
34 VALLEY VIEW, CHESHAM, HP5 2PH



34 Valley View | Chesham | Buckinghamshire | HP5 2PH

£625,000

Four Bedroom Semi Detached House | 23' Double Aspect Living Room | Bright and Spacious Accommodation | Large Patio Area Ideal for Al Fresco Dining | Quiet Cul-De-Sac Location | Valley Views | Well Maintained and Good Decorative Order

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Set at the end of this cul-de-sac, number 34 is a well presented four bedroomed semi-detached house with views over the adjoining valley. The well planned and spacious accommodation consists of entrance porch, hall, sitting room, dining room, kitchen, rear lobby/utility, cloakroom. To the first floor there are four bedrooms and a family bathroom. Outside, the garage is divided to provide a store to the front and a garden room/study to the rear. The garden is neatly landscaped with brick driveway and a terraced rear garden with large patio area, ideal for al fresco entertaining.

Entrance Porch

Electric lights, partly glazed front door with side screens.

Entrance Hall

Radiator, wall thermostat, deep store under stairs cupboard with electric light point and electricity consumer unit.

Living Room

A double aspect room with two radiators, stone fireplace with fitted gas fire, tv point, double glazed casement doors leading to patio and rear garden.

Dining Room

A double aspect room with radiator.

Kitchen

1 1/2 bowl single drainer sink unit sitting in stone worktop with cupboards and drawers below, plumbing for dishwasher. Matching worktop with cupboard below and a range of wall cupboards over. Including a Rangemaster extractor fan, a Rangemaster Toledo 5 ring gas hob unit with double oven and grill below. Further tall store cupboard with recess for refrigerator. Kamdean tiled flooring.

Utility Room

Plumbing for washing machine, Worcester gas fired boiler with timer control.

Cloakroom

WC, wash hand basin with cupboard below, tiled splashback, chromium heated ladder style radiator.

Garden Room/Study

BT point, gas meter and multiple power points.

First Floor

Landing with hatch to loft space with extendable ladder, light and insulated with boarding. Linen cupboard housing hot water cylinder.

Bedroom One

Double built in wardrobe cupboard, radiator, views over the valley.

Bedroom Two

Double built in wardrobe cupboard, radiator, built in book shelves and views over the valley.

Bedroom Three

Shelved store cupboard, radiator.

Bedroom Four

Radiator.

Bathroom

White suite of panel bath with shower unit and glazed shower screen, pedestal wash hand basin, WC, chromium heated towel rail, tiled flooring, extractor fan.

Outside

Single converted garage with metal up and over door with light and power points. The garden to the front is approached over a brick driveway with lawned areas on either side and well stocked rockery with a large area of paved patio screened by panel fencing and established hedgerows. The rear garden has a large area of paved patio with steps and retained wall leading to the remainder of the garden which is terraced with well stocked flower bed and screened by established hedgerows and panel fencing.

Location

The property is situated within walking distance of a small shopping parade and a post office providing day-to-day needs, whilst the town centre is approximately 1 1/4 miles distant offering a variety of shopping facilities including Waitrose and Sainsburys together with a Met. Line station providing a frequent service into London. Access to the motorway network is close by from either junction 18 or 21 of the M25. The nearby Chiltern countryside offers endless walks with Captains Wood only a short walk from the house.

