



# Chesham Road

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## Offers In Excess Of £945,000

entrance hall | living/dining room | kitchen/breakfast room | utility | bedroom | study/dressing room | wet room | first floor landing | master bedroom with ensuite | three further bedrooms | family shower room | rear garden | driveway

An extended 1930's five bedroom detached home with flexible living accommodation featuring an impressive open plan kitchen/living and dining room located in a popular village within the Buckinghamshire education catchment area and close to Berkhamsted.

From the front door the entrance hallway leads to an impressive and generous sized open plan living space comprising a 19' dining area with gas coal effect stove, a large living area with feature log effect stove and sliding doors to the rear garden and the kitchen/ breakfast room. The kitchen features a range of modern units with granite work surfaces, an island with breakfast bar, an integrated fridge-freezer and a feature range cooker.

The ground floor further provides flexible accommodation to include a double bedroom, a study/dressing room and a large wet room/WC along with the separate utility room.

On the first floor there is the main bedroom with ensuite bathroom, three further bedrooms and a separate family shower room.

Outside to the front there is a generous paved and gravel driveway for 3-4 vehicles. To the rear the large level garden is mainly laid to lawn with polytunnel greenhouse, additional paving and path way to the rear further complimented by the impressive raised decking area which provides ample space for private outside entertaining.

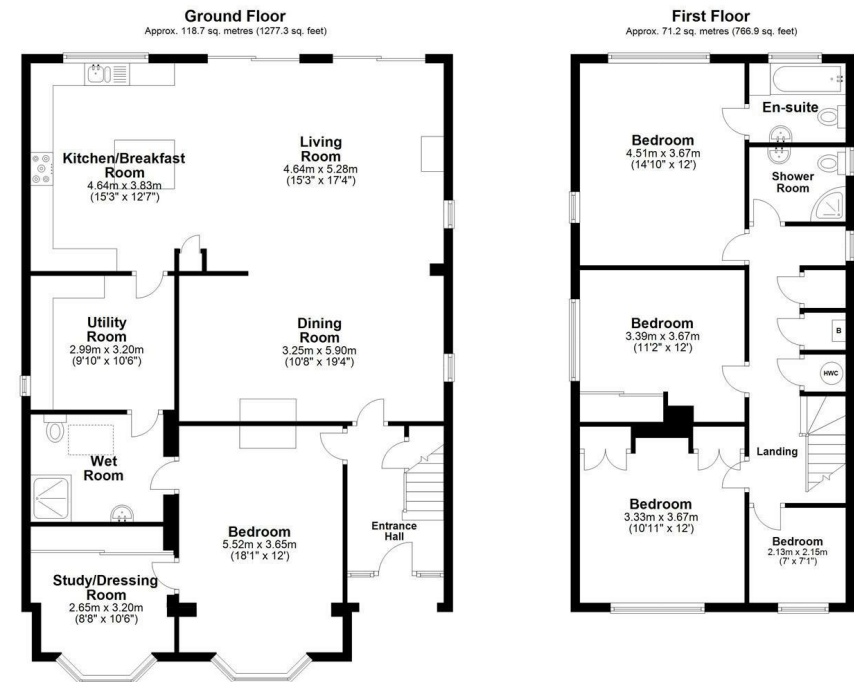
### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Chiltern).

### Situation

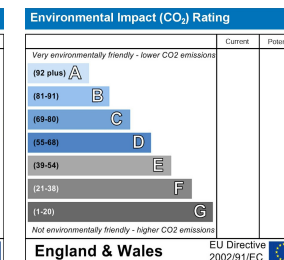
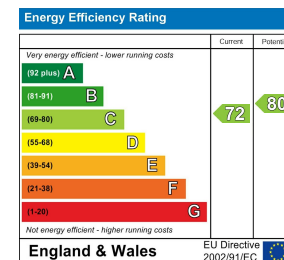
Ashley Green is situated between Chesham and Berkhamsted and offers a village community with church, village hall and public house. For commuters, the A41 bypass offers good connections to both the M1 and M25, and the stations at Berkhamsted, Hemel Hempstead and Chesham provide fast and frequent services to London. The property is within the catchment for Chesham Grammar and Dr Challoners Boys and Girls Schools.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 189.9 sq. metres (2044.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanIt.jp



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