



**110 Nalders Road, Chesham, Buckinghamshire, HP5 3DA**

## *A three bedoomed semi-detached bungalow in the popular Hill top area, close to excellent schooling.*

Entrance Hall | Living Room | Conservatory | Kitchen | 3 Bedrooms |  
Bathroom | Garage | Gardens

110 Nalders Road is a three bedoomed semi-detached bungalow, situated in an elevated position on the fringes of Chesham close to the excellent Grammar school and open countryside.

Originally built in the 1950's this well proportioned bungalow briefly comprises; entrance hall which gives access into all the rooms, the sitting room opens into a large conservatory with a rear aspect overlooking the garden.

There is a fitted kitchen with breakfast bar, plumbing for washing machine, integrated fridge/freezer. The three bedrooms are located two at the front of the property and one to the side, there is also a family bathroom with shower attachment. The property is double glazed throughout and benefits from gas fired central heating.

Outside there is excellent hardstanding for parking up to 3 cars at the front and driveway leading down the side to the garage at the rear. The gardens are principally laid to lawn and well enclosed by fencing.

The house offers scope for modernisation and is in a very popular residential location.

**Price... £450,000**

*Freehold*



## LOCATION

Smart and well served by familiar High Street shops, Chesham's independent retailers provide everything residents need. A quality butcher, housewares shop, chemist and baker complement the coffee shops and supermarkets including a Waitrose and Sainsbury. Chesham is a traditional Chilterns Market Town, having first been granted a market charter in 1257 by King Henry III. The town benefits from two weekly markets, a monthly local produce market and occasional continental markets during the year. The Elgiva stages an excellent programme of professional live entertainment, which includes all kinds of music, ballet, drama and pantomime. The Metropolitan Line links London to this sought after market town in the heart of the Chilterns.

## DIRECTIONS

From Chesham town centre, on the A416 dual carriageway, with Lowndes Park on your left. follow St Marys Way. At the roundabout proceed straight over. At the next roundabout, take the 2nd exit onto Broad Street, then 3rd right onto Cameron Road. Follow the road round past the allotments and it becomes Nalders Road, and property will be found at the top of the hill on the right.

## Additional Information

Council Tax Band D, EPC Band D

Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is an employee of Wye Residential Estate Agents.

## School Catchment

Newtown Infant School Brushwood Junior School Boys' Grammar; Dr Challoner's Girls' Grammar; Dr Challoner's High School Mixed Grammar; Chesham Grammar School Upper School/All ability; Chiltern Hills Academy (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



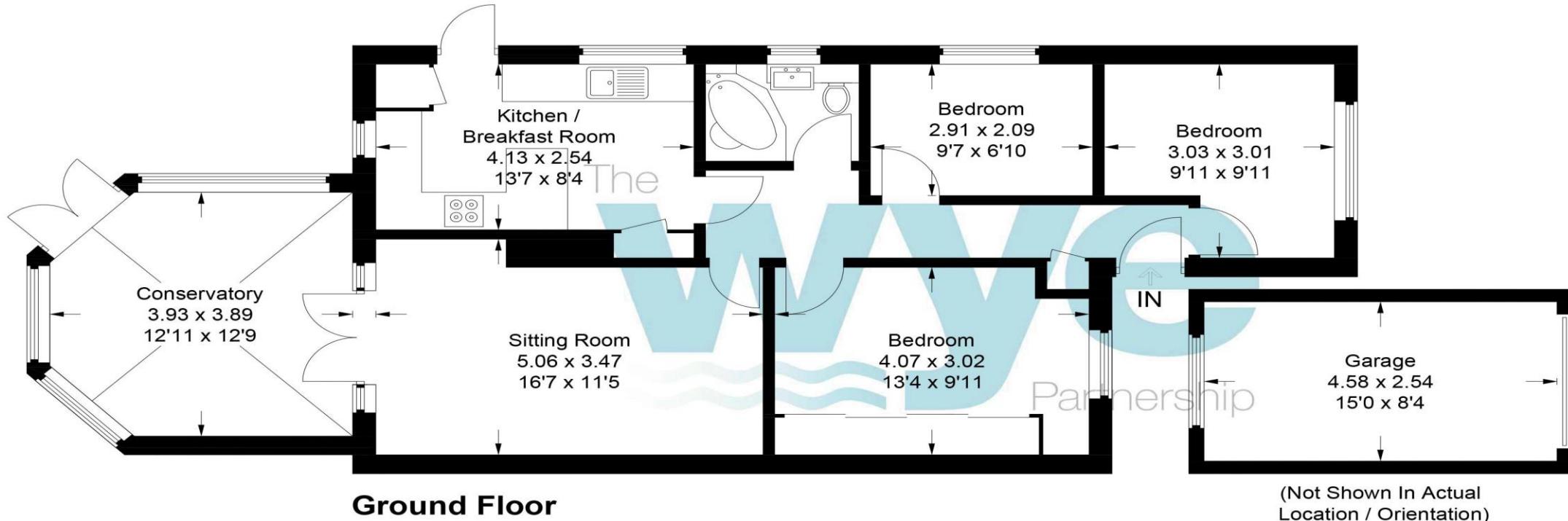
# 110 Nalders Road

Approximate Gross Internal Area

Ground Floor = 83.8 sq m / 902 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 95.5 sq m / 1,028 sq ft



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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The **wye** Partnership