



# CHESS VALE

C H E S H A M

Chartridge Lane, Chesham HP5 2SE

## PLOT 4

A south-west facing four-bedroom home with attractive bay windows to the ground and first floor. The house has a 22ft kitchen diner overlooking the garden plus a separate study and second floor playroom.



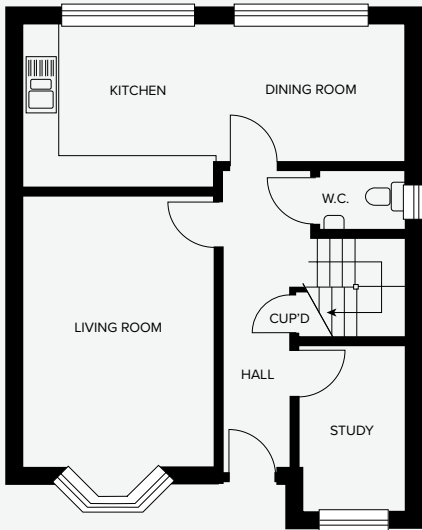
**Borras**  
new homes

For further details or to arrange a viewing please contact us.

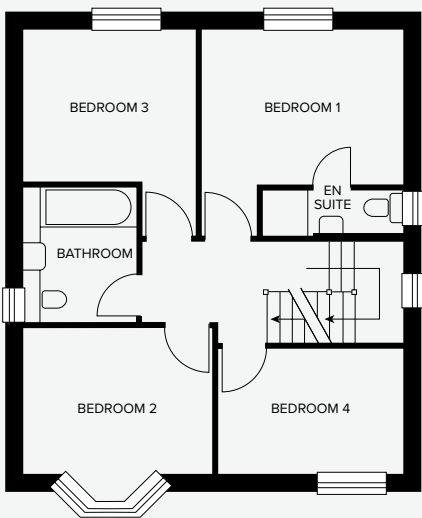
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# PLOT 4

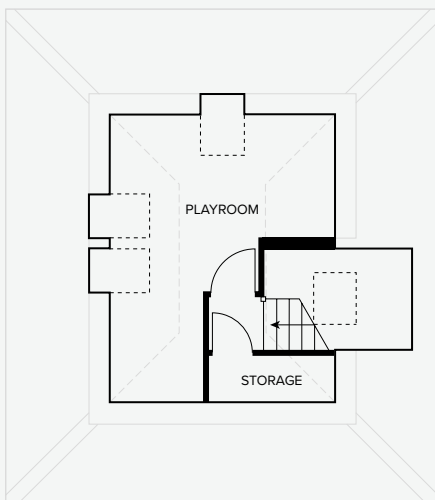
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## GROUND FLOOR

**Living Room:**  
4.8 x 3.3m  
15' 9" x 10' 10"

**Kitchen/Dining Room:**  
6.8 x 2.9m  
22' 4" x 9' 6"

**Study:**  
2.9 x 1.9m  
9' 6" x 6' 2"

## FIRST FLOOR

**Bedroom 1:**  
3.3 x 3.3m max.  
10' 10" x 10' 10"

**En Suite:**  
2.3 x 0.8m  
7' 6" x 2' 7"

**Bedroom 2:**  
3.3 x 2.5m  
10' 9" x 8' 2"

**Bedroom 3:**  
3.3 x 3.2m max.  
10' 9" x 10' 6"

**Bedroom 4:**  
3.2 x 2.1m  
10' 6" x 6' 11"

**Bathroom:**  
2.3 x 2.1m  
7' 6" x 6' 11"

## SECOND FLOOR

**Playroom:**  
4.9 x 4.0m max.  
16' 1" x 13' 1"

Room dimensions have been taken from their widest point, they are for guidance only and may vary from those shown.

## SPECIFICATION

### DOORS & WINDOWS

- IG Composite door in black finish with security hardware
- 44mm four-panel white internal doors with chrome door furniture
- White PVCu windows and external doors with multi-point locking

### FLOORING

- Fully tiled family bathroom, en suite and cloakroom
- Carpeted throughout

### BATHROOMS

- Roca sanitaryware and brassware
- Merlyn shower screens and trays

### KITCHENS

- German Leicht cabinets
- Polished quartz worktops
- Blanco stainless steel undermount sinks and lever taps
- Siemens appliances
- All supplied and fitted by Barget Kitchens of Hampstead

### HEATING & HOT WATER

- Gas central heating and hot water via combi boiler
- White radiators and chrome ladder towel rails

### TV & MEDIA

- Coaxial TV points to lounge, kitchen and bedroom one

### EXTERNAL FITTINGS

- Tap and power to rear
- Security lighting to front and rear

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