



Castles

SUNNYMEDE AVENUE  
Chesham, Buckinghamshire, HP5 3LE



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**Asking Price**  
**£1,600,000**  
(Freehold)

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Castles Estate Agents are delighted to present this Outstanding 5-Bedroom Detached family home, offering over 2,800 sq. ft. of beautifully designed and adaptable living space.

 5  4  5  Multiple Vehicles

Upon entering, you're welcomed by a spacious hallway that sets the tone for the rest of the home. The heart of the property is the Open-Plan Kitchen/Living/Dining space, flooded with natural light thanks to full-width Bi-Fold doors overlooking the rear Garden. The sleek Kitchen boasts High-End Integrated Appliances, including NEFF kitchen appliances and a Liebherr fridge freezer, a Breakfast Island, and contemporary tiled flooring. Additional reception rooms include a Cosy Snug, a generous Family room, and a private Office, ideal for working from home. There's also a separate Utility room and guest WC for added convenience.

On the first floor, you'll find Four well-proportioned Double Bedrooms, including a superb principal suite with an en-suite shower room. Two further bedrooms also enjoy their own en-suites, all beautifully finished with Axor bathroom accessories, while a stylish family bathroom completes the floor. The top floor boasts an impressive Fifth Bedroom, complete with its own private en-suite and a spacious Walk-in Wardrobe. This beautifully appointed space offers a quiet retreat, making it ideal for guests or as a luxurious Master Suite.

## Specifications

- 5 DOUBLE BEDROOMS
- 4 RECEPTION ROOMS
- 4 MODERN BATHROOMS
- OPEN-PLAN LIVING
- BI-FOLD DOORS
- WORKSHOP
- GARDEN ROOM
- AMPLE PARKING
- CLOSE TO AMENITIES
- SOUGHT-AFTER LOCATION



The landscaped Rear Garden offers a peaceful retreat with a paved patio perfect for outdoor dining and entertaining, expansive lawn, with decking leading to a charming Garden room. A detached Workshop adds even more functionality. To the front, the property benefits from a private Driveway and Integral Garage, offering ample Off-Street Parking.

This is a truly exceptional family home, finished to a high standard throughout and located in one of Chesham's most sought-after neighbourhoods.

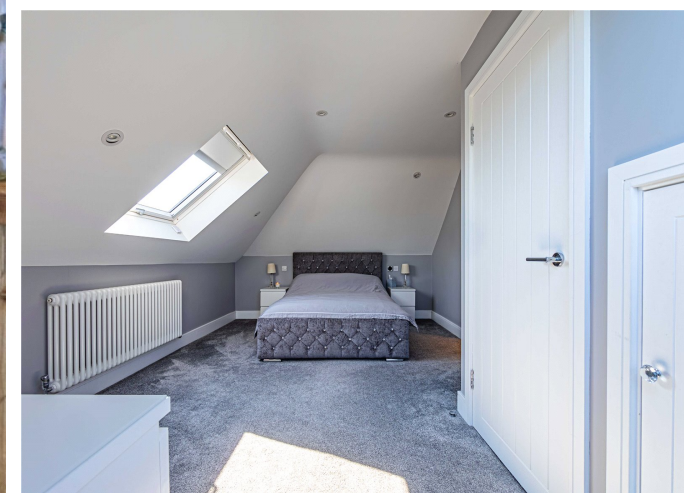
Designed for modern family living, this stylish home offers Generous living spaces and a landscaped garden in a peaceful setting.











#### **A little about the corner of the world we call home...**

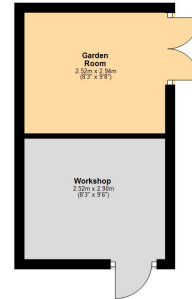
Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about to 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.

**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

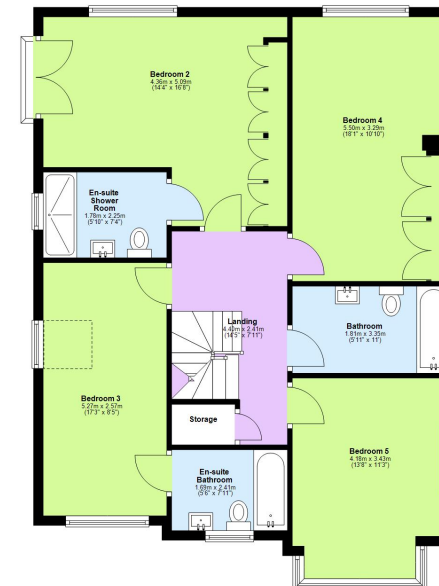
All measurements are approximate and photographs provided are for guidance only.



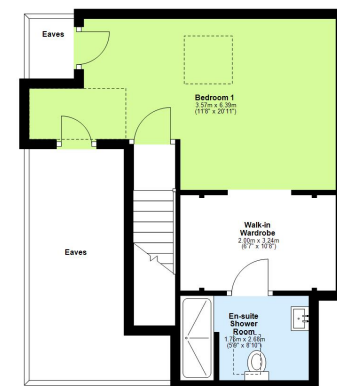
**Ground Floor**  
Approx. 134.7 sq. metres (1450.1 sq. feet)



**First Floor**  
Approx. 92.2 sq. metres (992.9 sq. feet)



**Second Floor**  
Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 261.6 sq. metres (2816.1 sq. feet)

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** F

**Berkhamsted**  
01442 865252

**Eaton Bray**  
01525 220605

**Borehamwood**  
020 8953 2112

**Hertford**  
01992 501511

**Boxmoor**  
01442 233345

**Kings Langley**  
01923 936900

**Bushey**  
020 8950 2551

**Radlett**  
01923 537111



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