



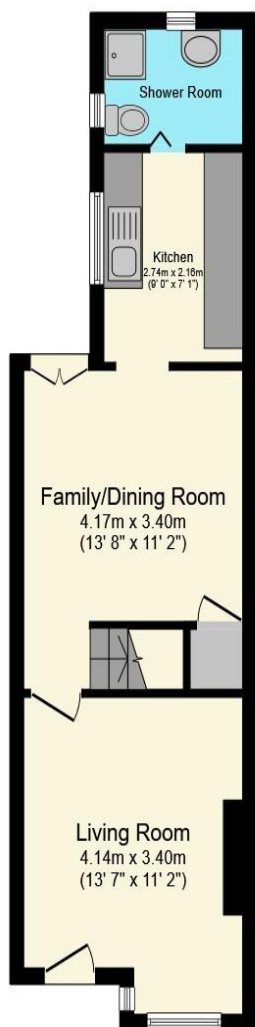
**Hivings Hill, Chesham HP5 2PG**



**welcome to**  
**Hivings Hill, Chesham**

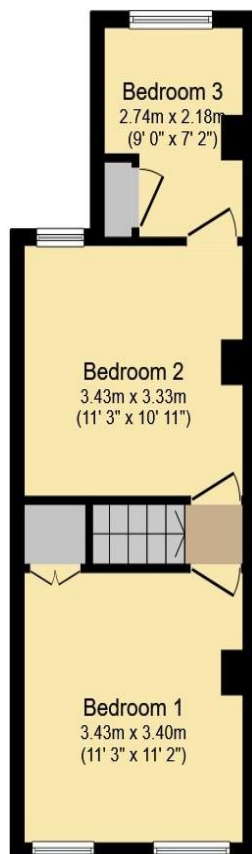
This delightful family residence combines contemporary conveniences with traditional elements, making it an excellent option for a family seeking a cosy and elegant living environment. The property boasts two distinct reception areas, perfect for both unwinding and hosting guests.





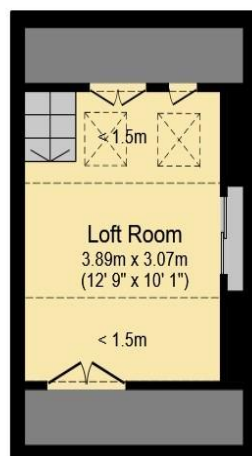
### Ground Floor

Floor area 37.2 sq.m. (400 sq.ft.) approx



### First Floor

Floor area 32.7 sq.m. (352 sq.ft.) approx



### Second Floor

Floor area 6.6 sq.m. (71 sq.ft.) approx

Total floor area 76.5 sq.m. (823 sq.ft.) approx  
Reduced headroom 7.0 sq.m. (75 sq.ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Living Room

13' 7" max x 11' 2" max ( 4.14m max x 3.40m max )

### Family/Dining Room

13' 8" max x 11' 2" max ( 4.17m max x 3.40m max )

### Kitchen

9' x 7' 1" ( 2.74m x 2.16m )

### Shower Room

### Bedroom 1

11' 3" x 11' 2" ( 3.43m x 3.40m )

**welcome to**

## **Hivings Hill, Chesham**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- ELEVATED LOCATION

Tenure: Freehold EPC Rating: D

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103436](https://brownandmerry.co.uk/Property/CSM103436)



Property Ref:  
CSM103436 - 0008

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