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**Primrose Cottage, 38 Higham Road, Chesham, HP5 2AF**  
**Guide Price £625,000**







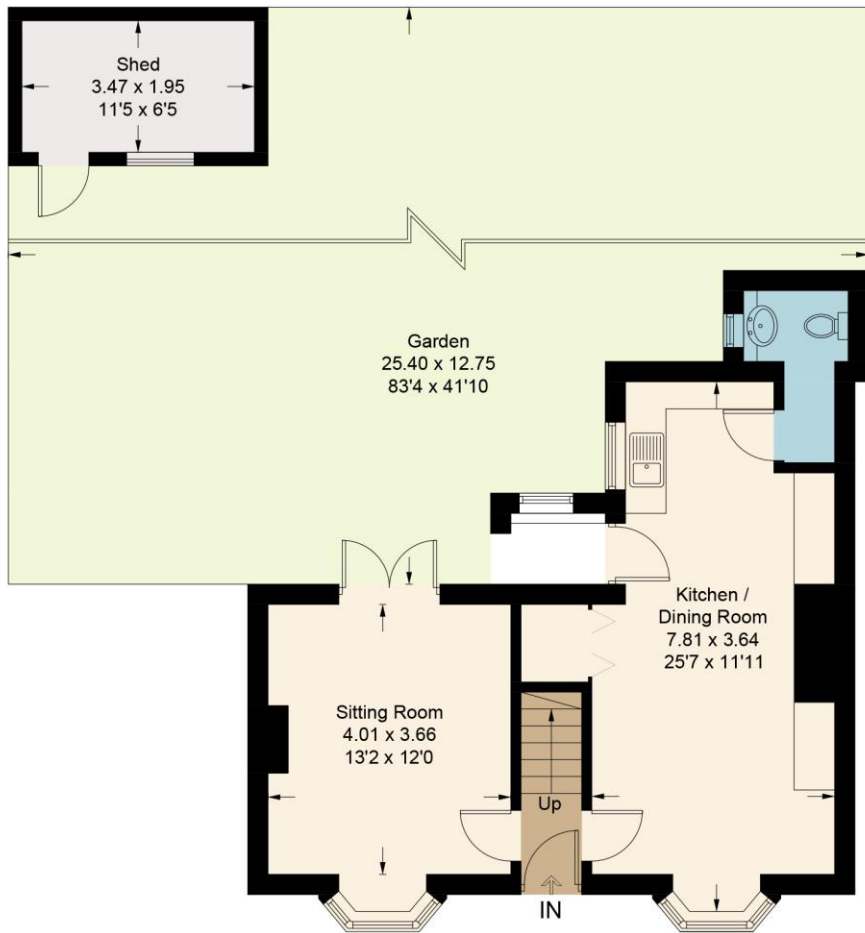
# Primrose Cottage, 38 Higham Road, Chesham, HP5 2AF

An extremely rare opportunity to purchase this beautifully presented detached period property with the benefit of driveway parking and a generous southwest facing rear garden conveniently situated within walking distance of the town centre, station and highly regarded local schooling to include Newtown, Brushwood Junior and Chesham Grammar Schools. Offering potential for enlargement, subject to the relevant consents, this charming and very well maintained family home currently provides bright and airy accommodation comprising: entrance vestibule, bay fronted sitting room with feature fireplace and double doors to the garden, 25ft kitchen dining room, ground floor cloakroom, principle bedroom with ensuite bathroom and built-in wardrobe, generous second guest bedroom and a separate shower room. Externally, the property benefits from a low maintenance garden to the front, gravel driveway to the side providing off street parking with gated access to the stunning southwest facing rear garden which is a particular feature of this property with its manicured lawn, well stocked flower beds, shrubs and hedges to borders along with a large patio area. There is also an additional seating area to the rear, garden shed and a brick built garden store. EPC Rating: E

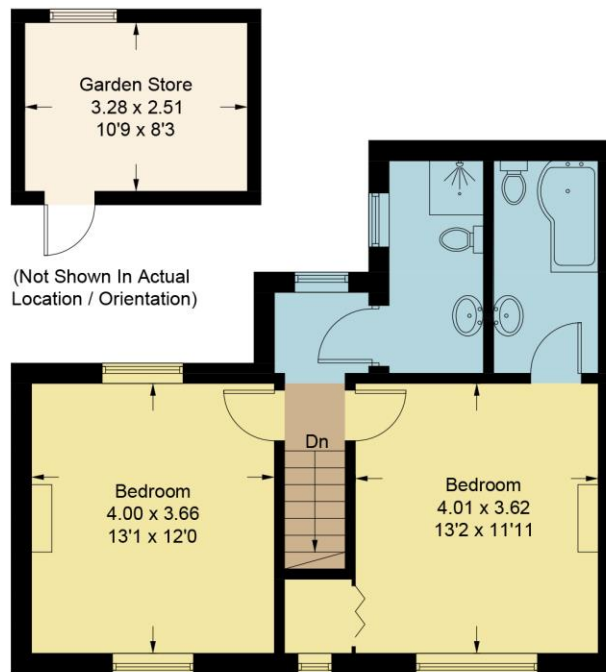


# Primrose Cottage, 38 Higham Road

Approximate Gross Internal Area  
 Ground Floor = 47.6 sq m / 512 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Shed = 6.7 sq m / 72 sq ft  
 Workshop = 8.2 sq m / 88 sq ft  
 Total = 108.6 sq m / 1,168 sq ft



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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**MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND D

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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