

# The **Frost** Partnership

Chesham Office: T: 01494 774602 E: [chesham@frostweb.co.uk](mailto:chesham@frostweb.co.uk)

**Plot 5, Hivings Hill, Chesham, HP5 2PN**

**Guide Price £625,000**



Backed by  
HM Government



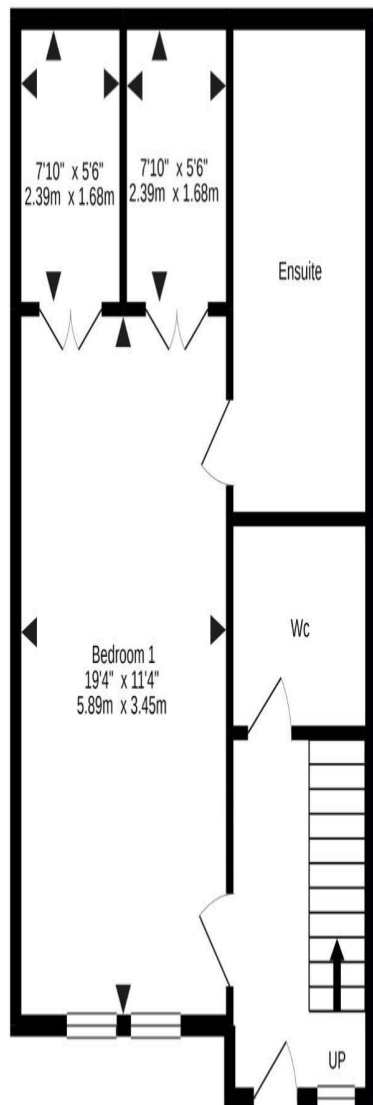
- Build completion - Feb/March 2021
- Help to Buy Scheme
- Luxury design & finish
- Reservations available now
- 2, 3 & 4 bedroom properties
- Popular location with stunning views

**frostweb.co.uk**

# Unit 5, 135 Hivings Hill, Chesham, Buckinghamshire, HP5 2PN

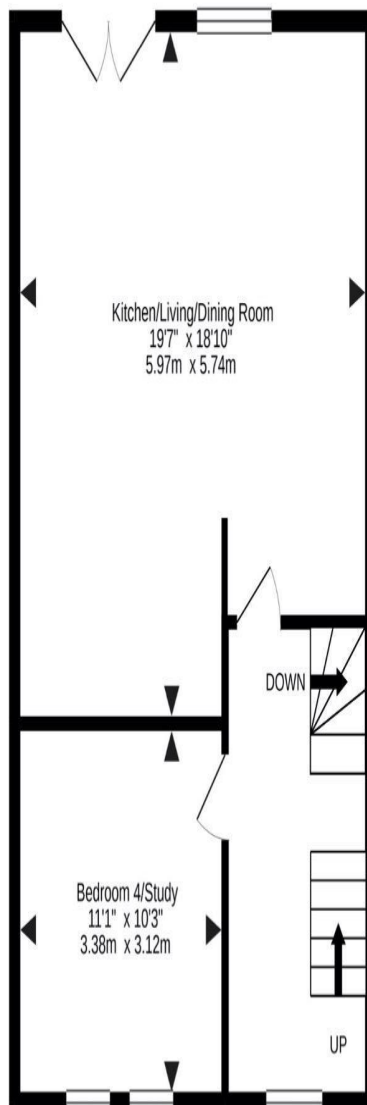
Approx. Gross Area

145 sq m – 1557 sq ft



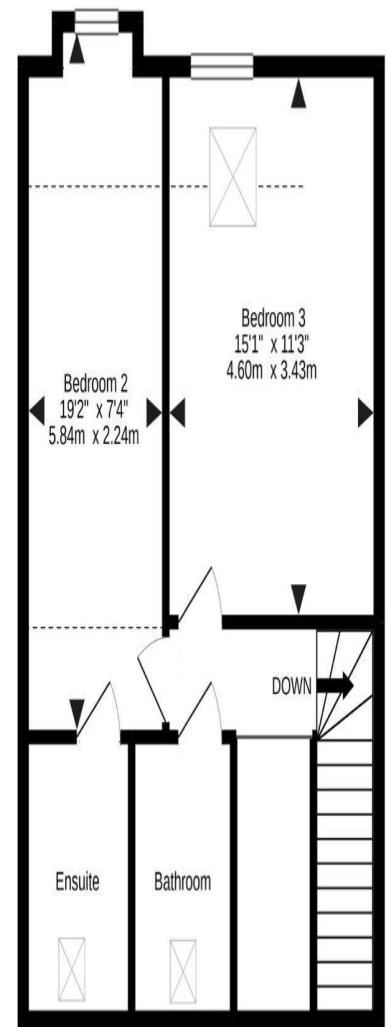
Ground Floor

Approx. Floor Area 524 Sq.Ft. (49 Sq.M)



First Floor

Approx. Floor Area 545 Sq.Ft. (51 Sq.M)



Second Floor

Approx. Floor Area 45 Sq.Ft. (488 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

**\*\*EXCITING BRAND NEW DEVELOPMENT IN HIVINGS HILL OF 8 LUXURY PROPERTIES\*\*** The Frost Partnership is thrilled to be offering this exciting new development located in this highly sought-after residential area on the outskirts of Chesham, occupying an elevated position with stunning, far reaching views. The development consists of 8 luxurious and thoughtfully constructed properties with a combination of both 2 and 3-bedroom maisonettes and 4-bedroom houses, all available with off street parking. The accommodation has been carefully designed to maximise the space and light over all floors and to create sociable open plan living to meet the demands of modern day living. The houses feature private rear gardens and the charming communal grounds have been tastefully landscaped for all resident's enjoyment and further benefit from visitors parking and a playground.

#### **Entrance**

Via uPVC front door with double glazed obscured glass windows inset to entrance hallway.

#### **Entrance Hallway**

Wood effect laminate flooring, panelled doors to bedroom one and cloakroom. Stairs rising to first floor landing with exposed spindles and handrail, radiator, double glazed window to front aspect, wall-mounted central heating thermostat.

#### **Cloakroom**

Fitted with a white suite comprising low level WC with double button flush, vanity unit mounted wash hand basin with chrome mixer tap and storage below, tiled splashback, wall-mounted mirrored storage cabinet, wall-mounted chrome heated towel rail, porcelain tiled floor extractor fan.

#### **Bedroom One**

Two double glazed windows to front aspect, two radiators, wood effect laminate flooring. Two doors to His and Hers walk-in wardrobes. **Walk-in Wardrobes:** Wood effect laminate flooring. Door to en-suite bathroom.

#### **En-suite Bathroom**

Fitted with a white suite comprising low level WC with double button flush, vanity unit mounted wash hand basin with chrome mixer tap and storage below, panel-sided bath with chrome mixer tap and wall-mounted shower head, glazed screen, cupboard housing Optimum water pressure tank, extractor fan, fully tiled walls, porcelain tiled floor, wall-mounted chrome heated towel rail.

#### **FIRST FLOOR Landing**

Wood effect laminate flooring, doors to bedroom four and sitting room/kitchen. Stairs rising to second floor landing.

#### **Sitting Room/Kitchen**

Wood effect laminate flooring, radiator, double glazed window to rear aspect, double glazed French doors to rear garden, BT & TV points. Open to kitchen. **Kitchen:** Fitted with a range of high gloss base and eye level units, granite work surfaces, tiled splashback, under-hung stainless steel sink with chrome mixer tap, Bosch four ring gas hob with brushed steel splashback, Bosch extractor hood, Bosch electric oven, integrated washer/dryer, integrated fridge and freezer, cupboard housing boiler, spotlights to ceiling.

#### **Bedroom Four**

Two double glazed windows to front aspect, radiator, wood effect laminate flooring.

#### **SECOND FLOOR Landing**

Doors to bedrooms two and three and family shower room.

#### **Bedroom Two**

Double glazed window to rear aspect, radiator, door to en-suite bathroom.

#### **En-suite Bathroom**

Fitted with a white suite comprising panel-sided bath with chrome mixer tap and wall-mounted shower attachment, low level WC with double button flush, vanity unit mounted wash hand basin with chrome mixer tap and storage below, large Velux window to front aspect, wall-mounted chrome heated towel rail, fully tiled walls, porcelain tiled floor, extractor fan.

#### **Bedroom Three**

Velux window to rear aspect, radiator.

#### **AGENT'S NOTE**

**\*Help to Buy Scheme is available on these properties\***

#### **ALL ENQUIRIES TO:**

The Frost Partnership, 1 Germain Street, Chesham on 01494 774602 or via email [chesham@frostweb.co.uk](mailto:chesham@frostweb.co.uk)



#### AGENT'S NOTE

##### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

##### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.