



15 Rose Drive, Chesham, Buckinghamshire, HP5 1RN

Guide Price £475,000 FREEHOLD

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A charming semi detached home offering versatile lateral accommodation, situated on a sought after residential road with glorious countryside views to the rear.

2 Principle Bedrooms | Dining Room/Bedroom 3 | Family Bathroom | Open Plan Reception Room | Fitted Kitchen | Attic/Loft Room | Garage | Driveway Parking | No Onward Chain | REF: KB-1250

THE PROPERTY: The internal accommodation features a welcoming reception hall. To one side is a versatile room currently used as a Dining Room but easily utilized as a third bedroom if required. The spacious, open-plan principal reception room leads to a garden room that offers direct access onto the rear patio. At the heart of the house is a well-appointed, fitted kitchen with ample cabinetry, work surfaces, and a good range of appliances, including a double oven, hob with extractor, fridge/freezer, dishwasher, and washing machine. There are two bedrooms at the front of the house, serviced by a refitted family bathroom. An internal door from the principal bedroom opens to a staircase leading to the partially boarded Attic/Loft Room, which offers excellent scope for conversion, subject to the usual consents.

OUTSIDE: The front and rear gardens are a horticulturalist's delight, having been thoughtfully landscaped and carefully maintained by the current owners. To the front is an ornate water feature surrounded by a lawn area, which is in turn bounded by well-stocked flowerbeds and shrubs. A driveway to one side offers ample off-road parking and leads to a garage at the rear. The westerly-facing rear gardens feature a patio and lawn surrounded by flowerbeds and shrubs, with far-reaching views of open countryside beyond.





SITUATION: The property is situated in the popular Waterside area of Chesham, which is conveniently located within 1.1 miles of the town centre and its Metropolitan line train station. There are various amenities and recreational facilities in the local area, including Chesham Moor with its brand new gymnasium, tennis courts and outdoor heated swimming pool, which is located within half a mile. For the commuter, there are regular Metropolitan Line services to Baker Street, whilst road transport to London and beyond has convenient access to the M25 at Chorleywood or from the nearby A41. Chesham offers a variety of shopping with Waitrose and Sainsburys as well as local independent shops. The area is renowned for its excellent range of schooling, both primary and secondary, including Chesham Grammar and Dr Challoner's Grammar and High Schools. Admission criteria can be found on the local government website.



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electric, water and drainage

COUNCIL TAX: BAND D

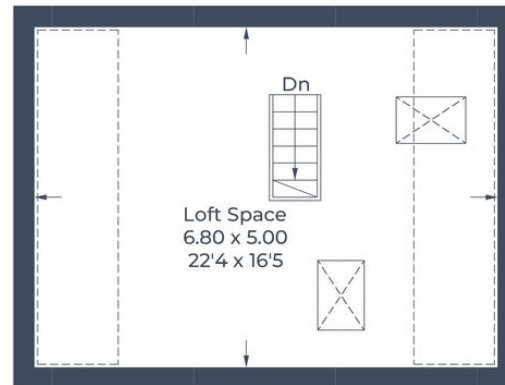
EPC RATING: D

DIRECTIONS: what3words: ///
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FOR ENQUIRIES QUOTE REF: KB-1250

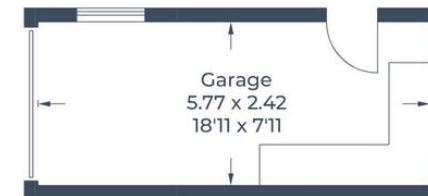


Approximate Gross Internal Area
 Ground Floor = 81.7 sq m / 879 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 129.5 sq m / 1,394 sq ft

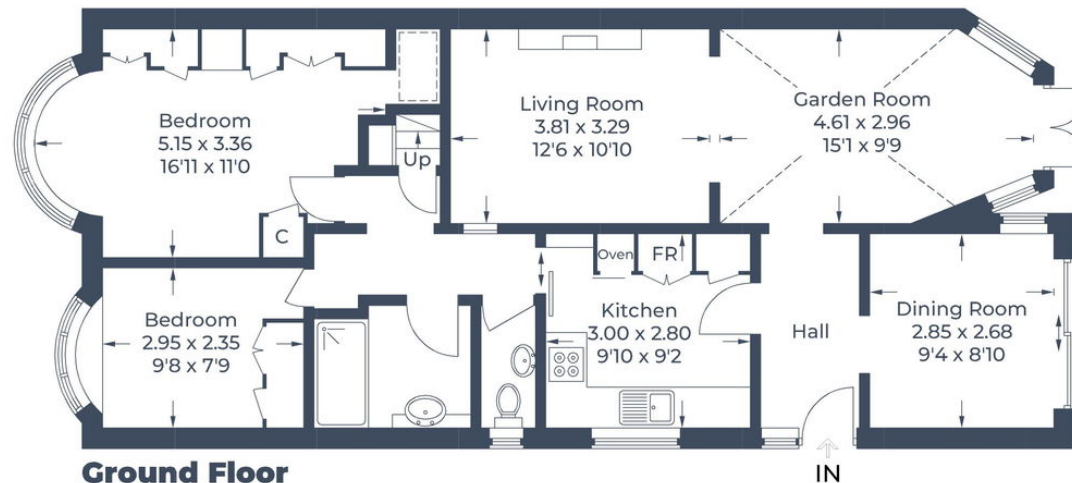


First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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