



THE GROVE LATIMER HP5
£3,995 PER MONTH AVAILABLE 05/08/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Grove Latimer HP5

£3,995 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Detached home, - Five bedrooms, - Three bathrooms, - Three reception rooms, - Landscaped gardens, - Backing on to woodland, - Private estate, - Carriage Driveway, - Electric garage, - Fibre optic broadband

Council Tax

Council Tax Band G

Hamptons

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{ AN IMMACULATE FIVE BEDROOM DETACHED HOME

The Property

This attractive property is a real find, as homes on the private Parkfield Estate are rarely available. This property has been beautifully looked after and upgraded over the years and is an ideal family home. The carriage driveway offers ample parking as well as access to the double garage with electric doors. Internally there is a formal hallway, with cloakroom off of, a gorgeous fitted kitchen and utility room with all appliances included. The kitchen is open plan to a large dining room with bay window and double doors out to the garden. Furthermore on the ground floor is a dual aspect sitting room with a modern feature gas fire and bi-fold doors and finally there is an excellent study ready for working from home, or could be a kids TV room. Upstairs there are five bedrooms, two of which are dual aspect and have modern en-suites as well as ample fitted wardrobes, with three more lovely bright bedrooms (two of which also have wall length fitted wardrobes) and finally there is a spacious family bathroom. Outside the garden has been landscaped, with patio area and then a large lawn that backs on to woodland that there is direct access to via a gate at the rear. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location


Located between Chorleywood and Little Chalfont is this quaint little Hamlet of Latimer, that the Parkfield Estate sits within. The grounds are extensive and as a resident you have use of the Tennis courts and all of the surrounding woodland walks. Just along from Latimer is Chenies Village which offer three country pubs, one of

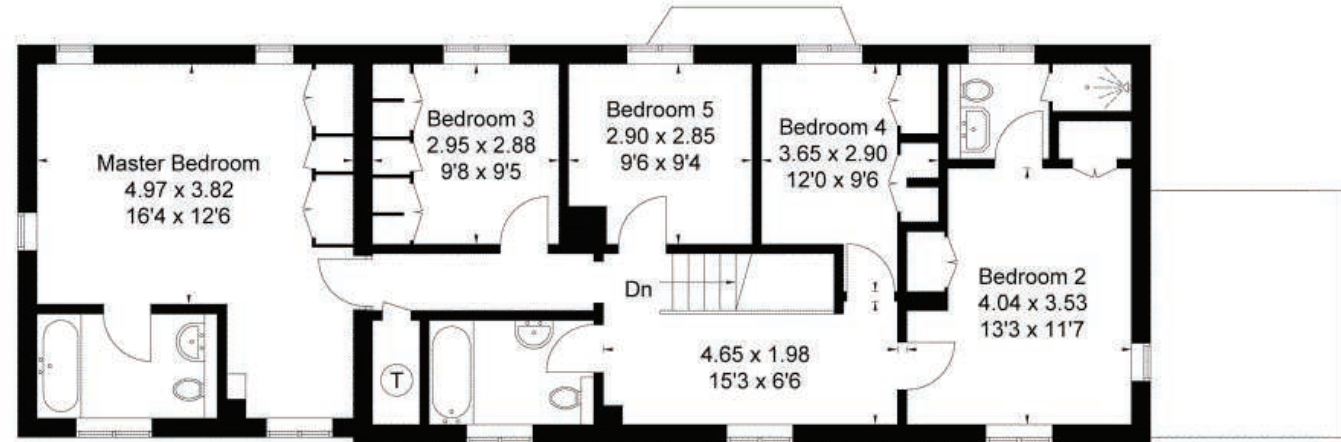
which has a AA star rosette award for their culinary excellence. The historic and enchanting Tudor Manor House, Chenies Manor, with its Award Winning Gardens, is set in the charming estate village of Chenies, overlooking the Chess Valley. Latimer is located a short drive to M25, junction 18 which gives access to motorway links and Heathrow Airport. The Metropolitan fast train and Main Line railway services to Baker Street and Marylebone are available from Chalfont station



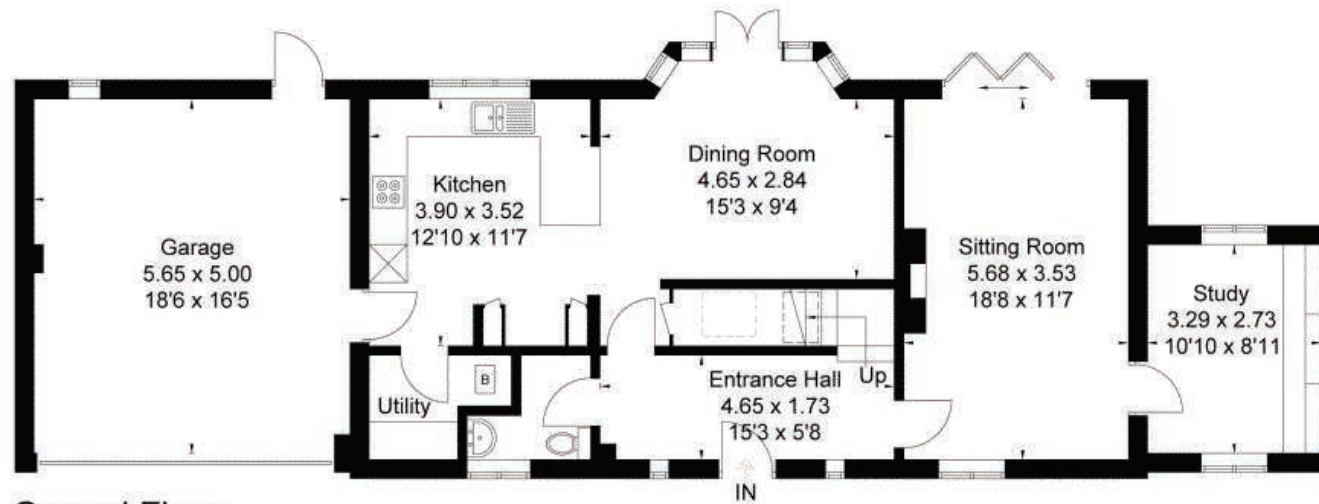
Latimer, Chesham

Approximate Gross Internal Area = 208 sq m / 2239 sq ft (Including Garage)

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 136810

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E		56	71
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

