



116 Bois Moor Road, Chesham,  
Buckinghamshire, HP5 1SS

**ROBSONS**  
RESIDENTIAL SALES



# 116 Bois Moor Road, Chesham, Buckinghamshire, HP5 1SS

**A characterful 2-double bedroom mid-terrace property with first floor bathroom and ground floor cloakroom, situated in this popular residential location with lovely views to the front across Chesham Moor and featuring a south-westerly facing rear garden of approx. 40ft. Presented in lovely condition by the current owner, this charming property is ideally located between Amersham and Chesham, whilst also within walking distance of an outdoor swimming pool and gym, providing excellent recreational opportunities. Nearby, Chesham Bois Wood and Common offer stunning natural spaces with footpaths, woodlands, and open areas. Please note, the loft area at this property has been partially converted (plastered, velux, carpet, electrics, ladder access) providing the opportunity for various informal uses. No onward chain.**

**Freehold - EPR: E - Council Tax Band: C**

Chesham is a popular old market town within the Chilterns and positioned at the end of the Metropolitan Line providing a fast rail service into the West End and City of London (Baker Street approx. 55 minutes). The town provides a busy pedestrianised high street, featuring a twice weekly market selling local produce, specialist individual shops and national retailers including Waitrose, Boots and Sainsburys. In addition, the Elgiva theatre/cinema offers a regular programme whilst Lowndes Park includes a lake, child's playground and immediate access to the surrounding countryside which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham Station is approximately a 1 mile walk from the property and access to the motorway network can be found at nearby Hemel Hempstead (M1), Chorleywood (M25) and Beaconsfield (M40). The area is also recognised for its highly regarded schooling at both primary and senior level including the acclaimed Chesham Grammar School and the renowned Dr Challoner's Grammar Schools The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6: whilst senior schooling can be found at Berkhamsted School (Boys and Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



**Viewing by appointment only**

**via**

**Robsons Estate Agents**

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**Directions: From our Chesham office proceed over the roundabout onto the dual carriageway towards Amersham and at the next roundabout continue straight over. At the next roundabout, turn left onto Red Lion Street and at the next roundabout turn left onto Waterside. Continue along Waterside for approx. 0.45 mile and turn right onto Moor Road, then first left onto Bois Moor Road. Follow the road for approx. 0.3 mile and the property can be found on the right-hand side.**

\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

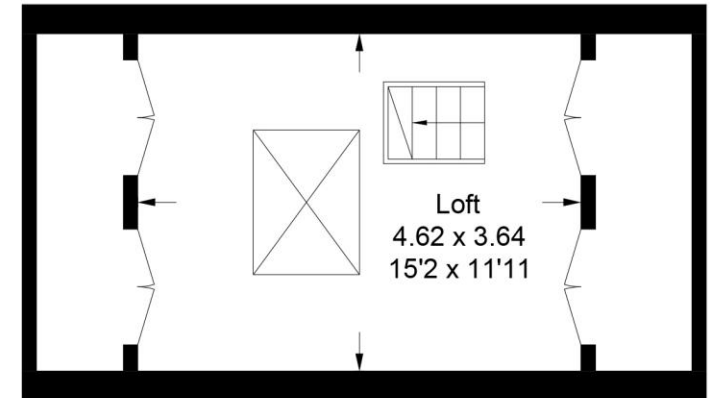
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property.

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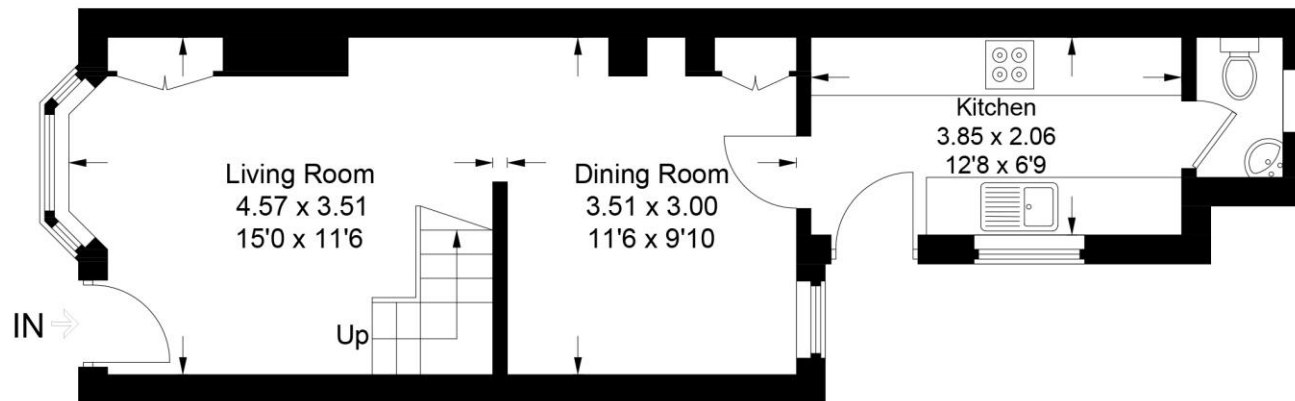
Approximate Gross Internal Area  
Ground Floor = 35.6 sq m / 383 sq ft  
First Floor = 33.2 sq m / 357 sq ft  
Second Floor = 23.8 sq m / 256 sq ft  
Total = 92.6 sq m / 996 sq ft



**First Floor**



**Second Floor**



**Ground Floor**

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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