

160 Severalls Avenue, Chesham,
Buckinghamshire, HP5 3EN



ROBSONS
RESIDENTIAL SALES

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**** Spacious 3-bedroom property on popular tree-lined avenue, only 200m from footpaths and walks into The Vale; stunning fitted kitchen (see below for more details) ****
An extremely well-presented 3-bedroom property situated along this popular tree-lined avenue, featuring a large sitting room with exposed brick fireplace and log burning stove; stylish kitchen complete with island unit, range cooker, twin butler sink, washing machine, dishwasher, and wine fridge; conservatory with double doors onto the landscaped garden; large bathroom; 3 bedrooms. The 74ft rear garden includes sun terrace, carp pond, areas of lawn and planted borders.

No onward chain. Freehold - EPR: C - 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 an 0.85 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

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Directions: From our Chesham office proceed along Broad Street and take the 4th right turning onto Alexander Street, then second left onto Severalls Avenue. Continue for approx. 0.25 mile and the property can be found towards the end of the road on the right-hand side.

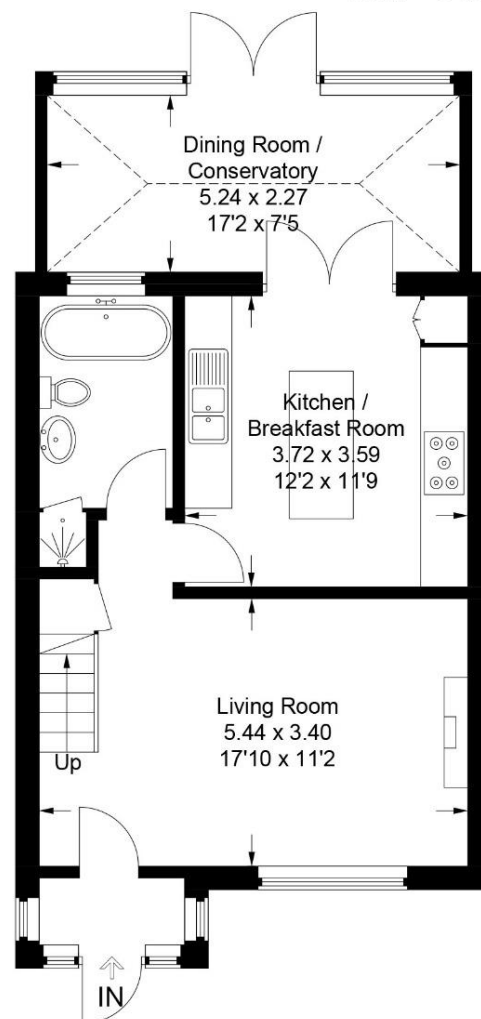
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

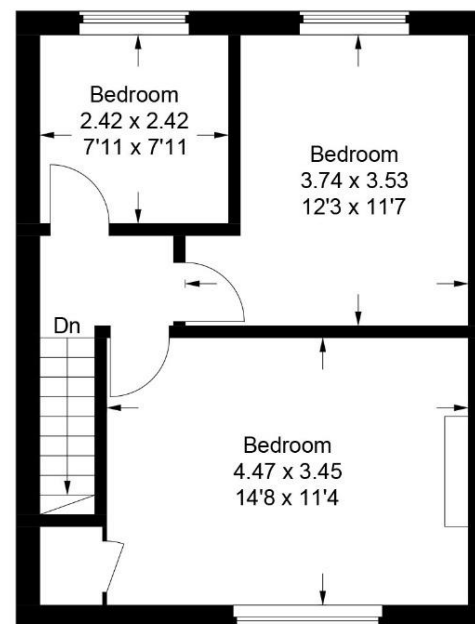
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Approximate Gross Internal Area
Ground Floor = 55.1 sq m / 593 sq ft
First Floor = 39.5 sq m / 425 sq ft
Total = 94.6 sq m / 1,018 sq ft



Ground Floor



First 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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