

**3 Hunters Close, Chesham,
Buckinghamshire, HP5 2RJ**



ROBSONS
RESIDENTIAL SALES

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An attractive double fronted 3/4 bedroom detached property, discreetly located at the end of a private, gated close, off Chartridge Lane, only 0.6 mile from Chesham Broadway and 0.4 mile to Lowndes Park, the gateway to some spectacular walks into the Chiltern countryside. The property is presented in good decorative condition throughout and includes 4 reception rooms, a kitchen/breakfast room overlooking the 100' x 65' L-shape rear garden, utility, cloakroom, and 3 bathrooms. To the front is a large carriage gravel driveway with area of lawn, whilst to the rear is an extremely private garden, primarily laid to lawn. Double garage & workshop/potential home office. Good potential to extend (STPP). No onward chain. Freehold - EPR: F - Council Tax Band: G

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 0.8 miles 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. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (Boys) and Heatherton School (girls) locally for nursery to Year 8: 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, leave the roundabout onto St Mary's Way. At the next roundabout, take the 3rd exit onto Chartridge Lane. Follow the road for approx. 0.6 mile and Hunters Close can be found on your right.

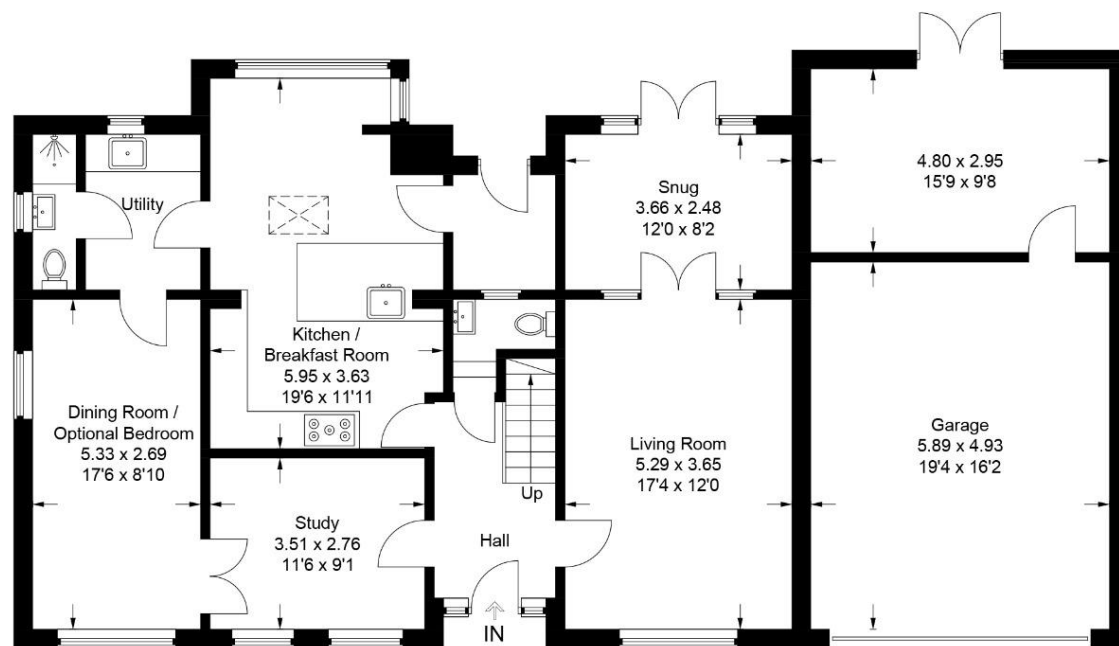
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

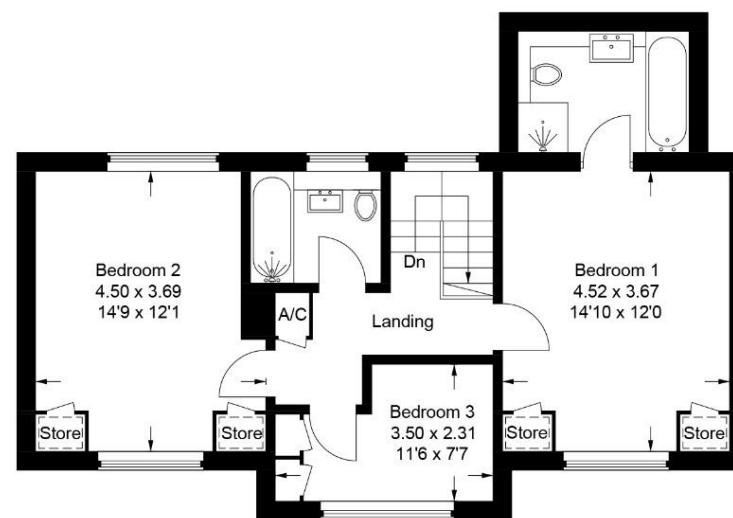
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Approximate Gross Internal Area
Ground Floor = 97.1 sq m / 1,045 sq ft
First Floor = 59.2 sq m / 637 sq ft
Outbuilding = 43.4 sq m / 467 sq ft
Total = 199.7 sq m / 2,149 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



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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