

Green Boughs, Chiltern Road, Ballinger,
Buckinghamshire, HP16 9LJ



ROBSONS
RESIDENTIAL SALES

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Situated in a much sought-after residential location within the popular village of Ballinger, this two/three bedroom detached chalet style property offers well laid out accommodation with further scope to remodel and extend the existing footprint, subject to the necessary consent. Entrance hall, living room, dining/family room, 20'ft kitchen/breakfast room, two bedrooms, master with ensuite, family bathroom, gardens to front and rear, parking.

Freehold - EPR: D - Council Tax Band: E

Set high in the Chiltern countryside, Ballinger is a small Village with a village hall, church and cricket pitch. Gt Missenden is approx. 2.5 miles away and has local shopping and a main line train service to London Marylebone. Amersham is approx. 6 miles away and offers a wider range of shops, schooling and recreational facilities, together with a Metropolitan and main line rail service to London.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From the A413 at Great Missenden, take the B485 (Frith Hill) signposted Chesham and take first left into Ballinger Road. Follow this road for approx. 1.65 miles through South Heath and into Ballinger. Drive through Ballinger, passing the cricket ground on your left and Chiltern Road will be the next turning on your right. Green Boughs can be found on the left-hand side.

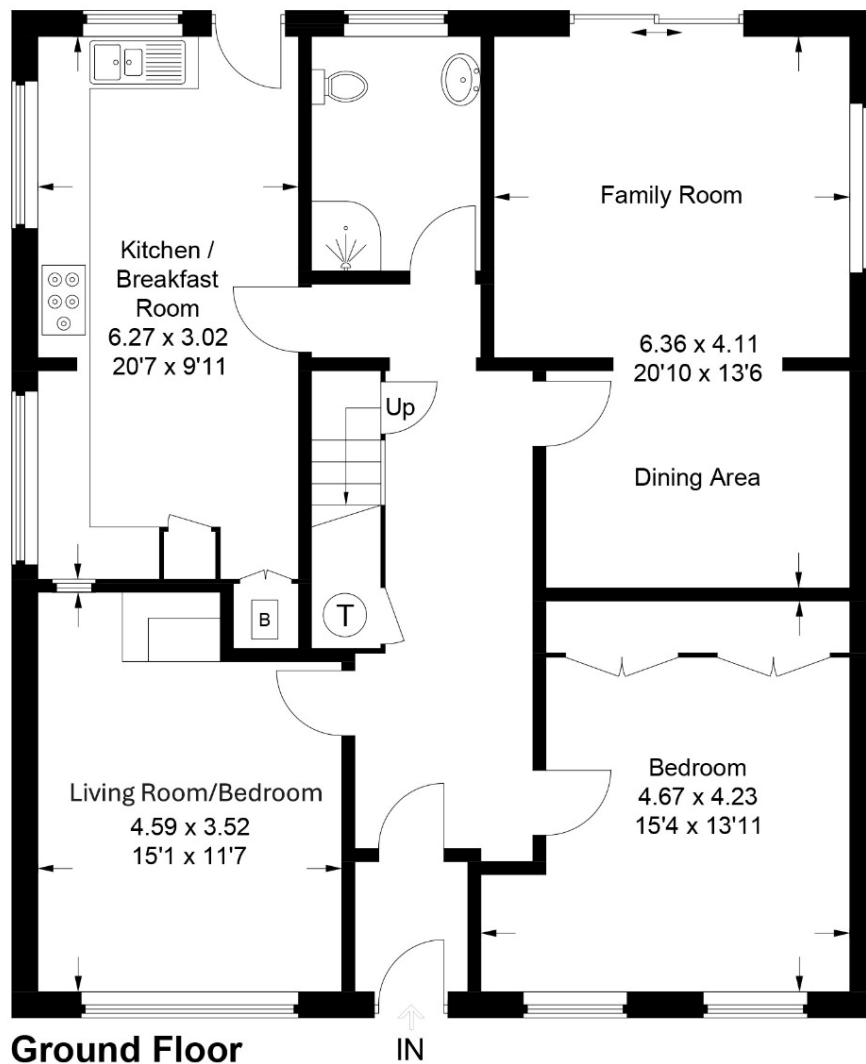
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

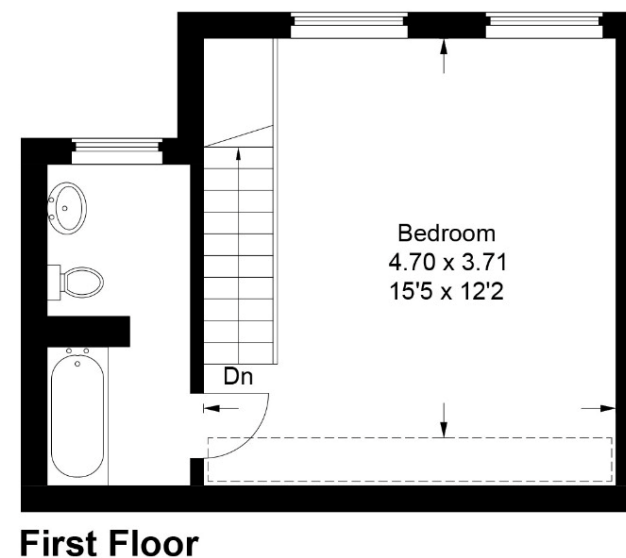
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Approximate Gross Internal Area
Ground Floor = 103.4 sq m / 1,113 sq ft
First Floor = 31.1 sq m / 335 sq ft
Total = 134.5 sq m / 1,448 sq ft



 = Reduced headroom below 1.5m / 5'0



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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