



ROBSONS
RESIDENTIAL SALES

**1 Woodside Avenue, Chesham Bois,
Buckinghamshire, HP6 6BG**

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Sat behind a gated driveway, this charming four-bedroom detached house offers deceptively spacious accommodation in this highly regarded road in Chesham Bois. The property is extremely well presented with a superb modern kitchen opening out onto the rear. A particular feature is the rear garden measuring over 140ft with patio, large expanse of lawn and Astroturf play area. The property is only a mile from the amenities and train station of Amersham-on-the-Hill and is a stone's throw from the sought after Elangeni & Chestnut Lane schools. Freehold EPR: C

Set in the picturesque Chilterns, Chesham Bois is an attractive village with a Common, War Memorial and a Village Church along with a few local shops including an acclaimed butcher. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoner's. The more extensive amenities of Amersham with its wide variety of community and social amenities as well as excellent communications to London via Amersham Station (Metropolitan and Chiltern lines) are located 1.0 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

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Directions: From our office proceed up Hill Avenue turning right into Sycamore Road, proceed past the shops and go over the two mini-roundabouts onto Bois Lane and into Chesham Bois Village. Continue past the row of village shops and houses until you reach Woodside Avenue on the right hand side of the road. The property can be found on the left-hand side shortly after the turning.

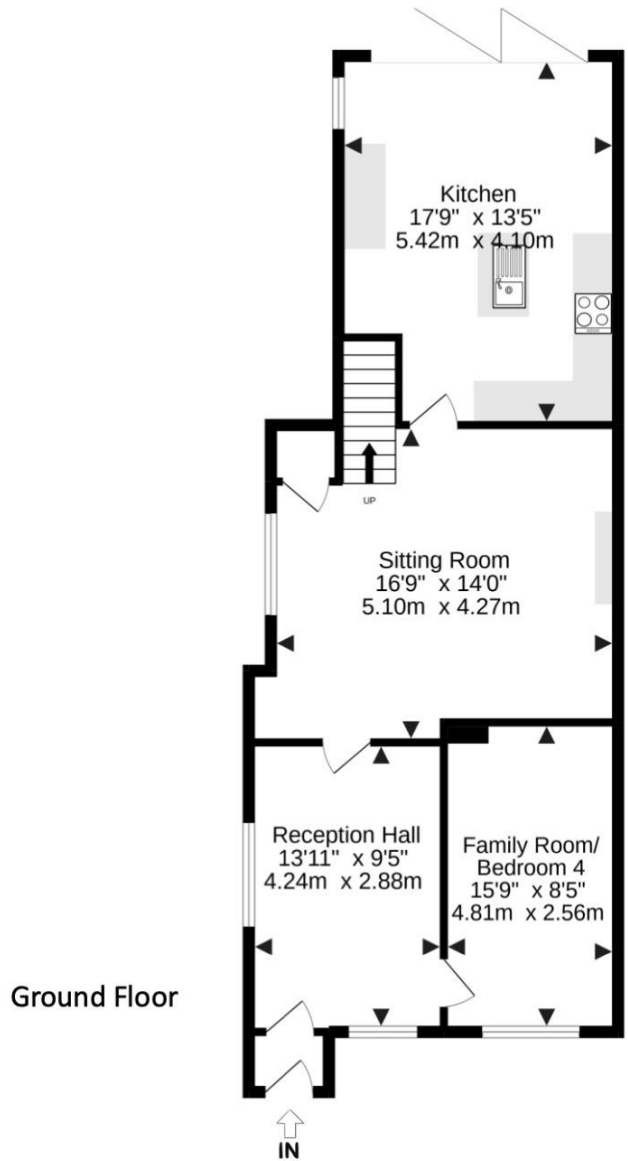
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

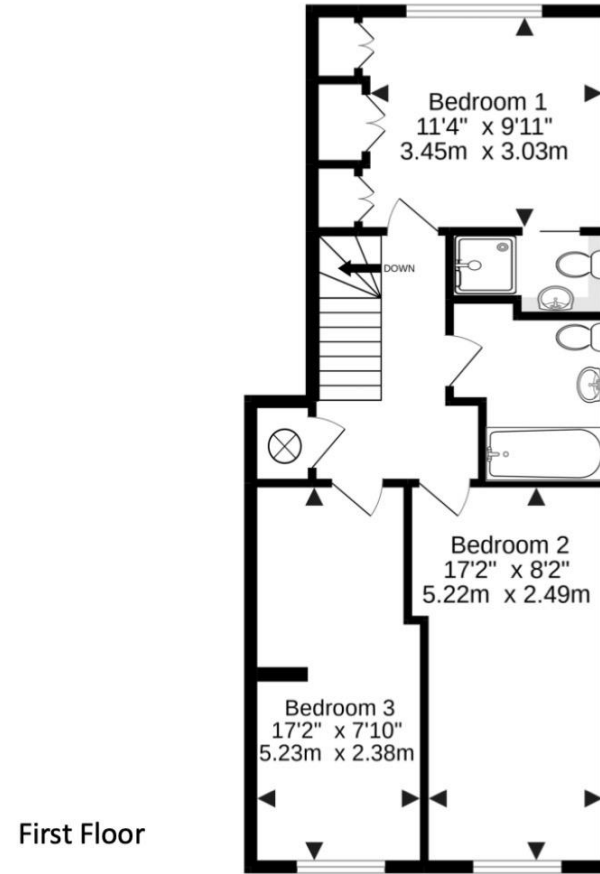
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Approx. Gross Area
124 sq m – 1336 sq ft



Approx. Floor
Area 756 Sq.Ft.
(70 Sq.M)



Approx. Floor
Area 579 Sq.Ft.
(54 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

