

**The Galway, 24 Hollow Way Lane, Chesham Bois,
Buckinghamshire, HP6 6DJ**



ROBSONS
RESIDENTIAL SALES

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A superb detached house offering excellent family accommodation with delightful outlooks located in the heart of the highly regarded Chesham Bois Village. The Galway boasts a stunning 40 ft kitchen/dining/family room across the rear opening out onto a wonderful, mature garden measuring approximately 100ft. There are five well-proportioned bedrooms, including one suite, on the first floor along with two exceptionally versatile bedroom suites on the second floor ideal for teenagers, au pairs or dedicated working from home. A fantastic family home.

Freehold - EPR: C - Council Tax Band: G

Set in the picturesque Chilterns, Chesham Bois is a small, attractive Buckinghamshire village interconnected with Amersham, a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London – approx. 1 mile from the property) and easy access to the surrounding countryside. There are two distinct areas to Amersham: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Nearby Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherston (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles of the property.



Viewing by appointment only

via

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Directions: From our Amersham office proceed up Hill Avenue turning right into Sycamore Road. At the end of the shops proceed over the subsequent two mini roundabouts and onto Bois Lane signposted Chesham Bois. After the small parade of shops and war memorial you will pass Woodside Avenue on the right hand side and shortly thereafter Hollow Way Lane will also be on your right hand side. The property can be found a short distance along on your 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.

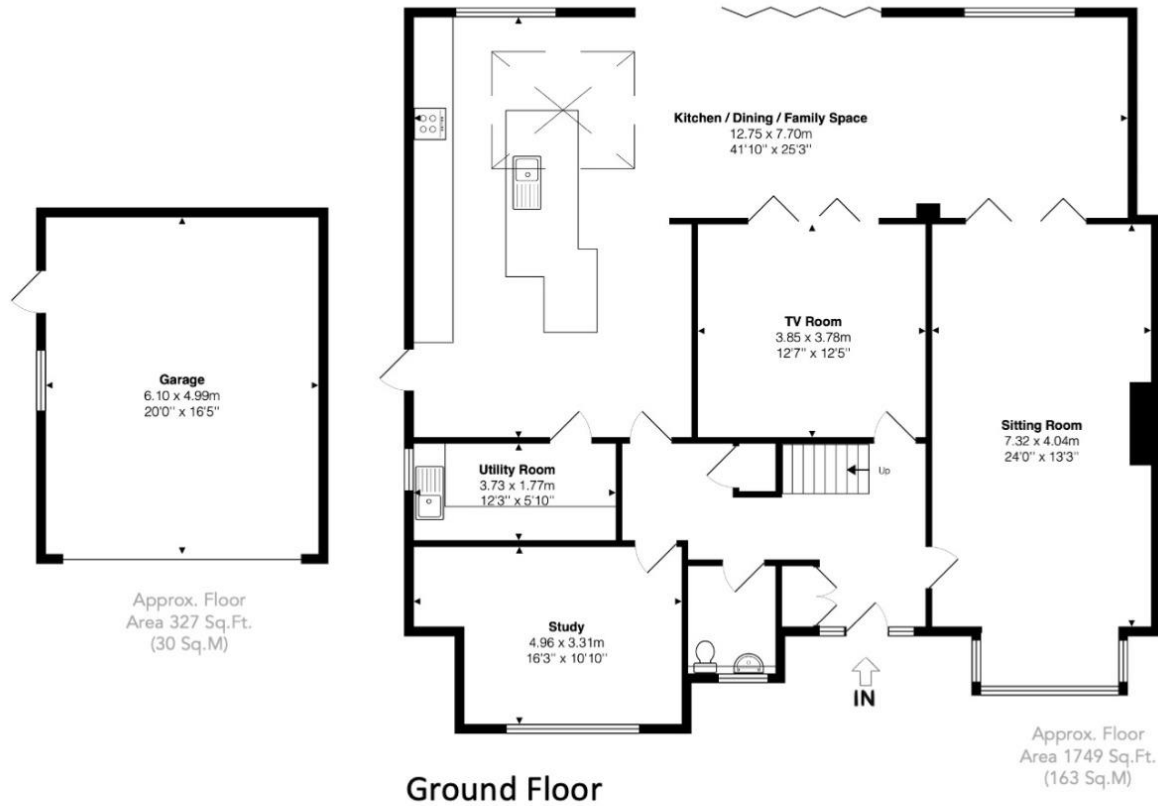
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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

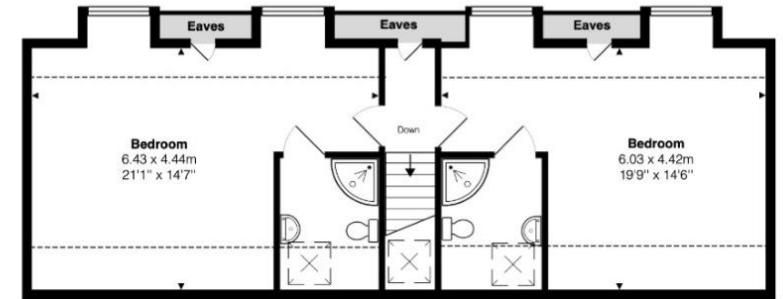
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Approx. Gross Area
364 sq m – 3924 sq ft



Ground Floor



Second Floor

Approx. Floor Area 686 Sq.Ft. (64 Sq.M)



First Floor

Approx. Floor Area 1162 Sq.Ft. (108 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.

