



3 Franklin Close, Chesham, Buckinghamshire. HP5 2GS

Guide Price £1,000,000 FREEHOLD

KRAIG BUTLER

exp<sup>®</sup> UK

@ [kraig.butler@exp.uk.com](mailto:kraig.butler@exp.uk.com)

[kraigbutler.exp.uk.com](http://kraigbutler.exp.uk.com)

07860 332 825

## 3 Franklin Close, Chesham, Buckinghamshire. HP5 2GS

Detached Family Home | 4 Bedrooms | Family Bathroom | En Suite Shower | Open plan Kitchen & Entertaining | Utility Room | Sitting Room | Entrance Hall & Cloakroom | Garage | Driveway Parking | Attractive Gardens | Underfloor heating to Ground & First Floor | Build-Zone Warranty

**THE PROPERTY:** Set against the scenic backdrop of the Chiltern Hills, this contemporary designed four-bedroom family home combines timeless character with modern comfort, offering beautifully presented and thoughtfully arranged accommodation across three floors.

The lower ground floor forms the heart of the home, with an impressive open-plan kitchen, dining, and family space. The kitchen is fitted with sleek, handleless cabinetry, integrated appliances, and a central island with a warm wood-style finish, complemented by a mirrored splashback and wood-effect flooring. A combination of recessed and pendant lighting enhances the bright, airy feel, while a separate utility room adds practicality for everyday living.

On the ground floor, a welcoming entrance hall leads to an elegant living room, where large sliding glass doors open onto a balcony, perfectly positioned to enjoy far-reaching countryside views. This level also provides a versatile fourth bedroom and a well-appointed WC.

The first floor is dedicated to rest and relaxation, comprising a principal bedroom alongside two further well-proportioned bedrooms. The bathrooms are finished to a high specification, featuring contemporary fittings, large-format tiling, and heated towel rails, completing this stylish and well-balanced home.





**OUTSIDE:** The property enjoys thoughtfully designed outdoor spaces, including an elevated timber deck, perfectly positioned for al fresco dining while taking in far-reaching views across the surrounding countryside. The garden is beautifully maintained and enclosed by timber fencing, with mature trees creating a wonderful sense of privacy and seclusion.

A first-floor balcony provides an additional vantage point, ideal for enjoying the rolling landscape from an elevated perspective. The property further benefits from an integrated garage and a paved driveway offering ample parking.

**SITUATION:** Situated approximately 1.1 miles from Chesham Metropolitan Line station (offering direct services to Baker Street and Aldgate), this property boasts an enviable location. Chesham town centre, with its excellent array of shopping and recreational amenities including Waitrose and Sainsbury's, is also conveniently closeby. Enjoy direct access to the beautiful lakeside walks and trails of Lowndes Park, located at the end of the road. Buckinghamshire is renowned for its exceptional schooling, with the property falling within the catchment of Chartridge Combined, Chesham Grammar, and Dr. Challoner's Grammar Schools. There are also number of renowned public schools in the area including The Beacon, Heatherton House, Chesham Preparatory and the Berkhamsted Schools.



**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electricity, water

**COUNCIL TAX:** F

**EPC RATING:** B

**DIRECTIONS:** what3words: ///float.spirit.timer

**FOR ENQUIRIES QUOTE REF:** KB-1250



Approximate Gross Internal Area  
 Lower Ground Floor = 63.0 sq m / 678 sq ft  
 Ground Floor = 67.0 sq m / 721 sq ft  
 First Floor = 65.0 sq m / 699 sq ft  
 Total = 195.0 sq m / 2,099 sq ft  
 (Including Garage)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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