

22 Manor Way, Chesham,
Buckinghamshire, HP5 3BH



ROBSONS
RESIDENTIAL SALES

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Occupying approximately ¼ acre in all, this well-presented 4/5-bedroom detached family home is set on a sought-after residential road. A bright entrance hall leads to a front-facing dining room with a bay window and a spacious 25ft sitting room with views over the rear garden. The L-shaped kitchen/breakfast room features contemporary units with access to the garden and garage/utility. A downstairs cloakroom completes the ground floor accommodation. Upstairs offers four bedrooms and a fifth bedroom/study, with a paddle staircase leading to a bonus/hobbies room. There is also a family bathroom and separate shower room. Outside, the property benefits from a front garden with off-street parking and a beautifully maintained rear garden with trees, shrubs, mature roses and a secluded woodland area.

Freehold. EPC rating: D. 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 1.1 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 The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6: 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: Directions: From Central Chesham proceed up White Hill in the direction of Lye Green. At the roundabout take the first turning on the left onto Eskdale Avenue and first right onto Manor Way. Number 22 can be found on the left-hand side before the central green area.

* 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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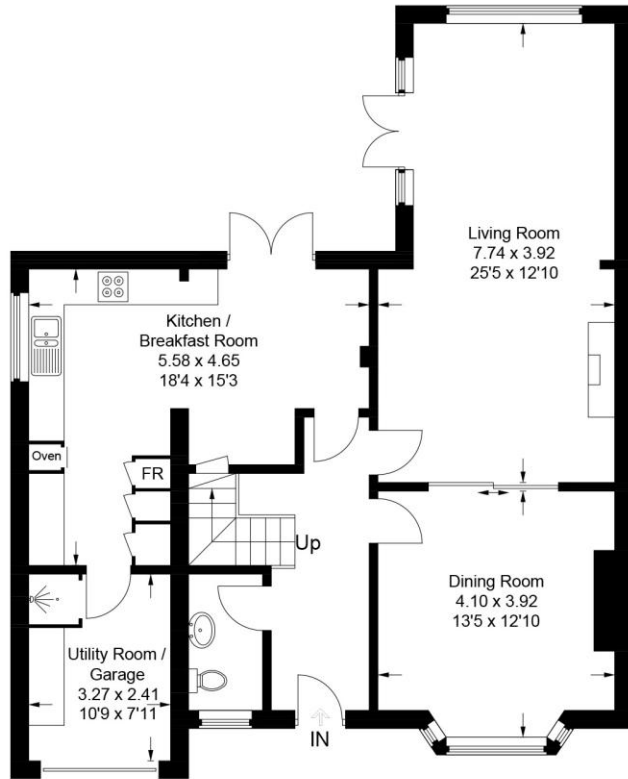
Approximate Gross Internal Area

Ground Floor = 91.3 sq m / 983 sq ft

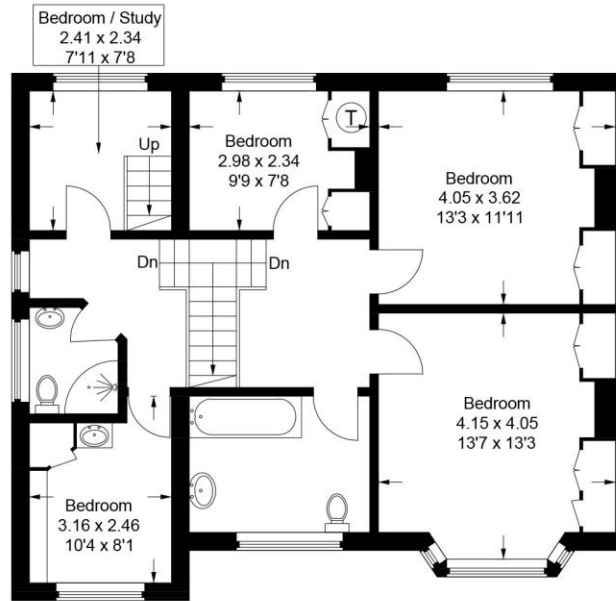
First Floor = 76.7 sq m / 825 sq ft

Second Floor (Roof) = 14.1 sq m / 152 sq ft

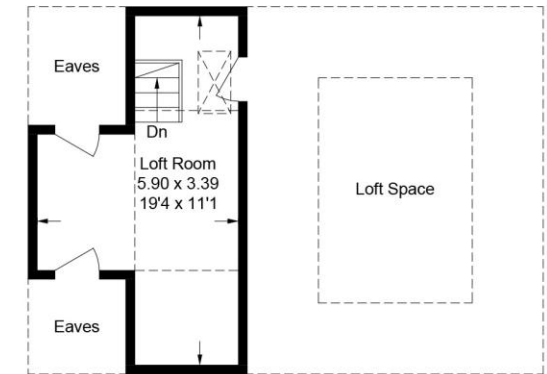
Total = 182.1 sq m / 1,960 sq ft



Ground Floor



First Floor



Second Floor (Roof)

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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