



**Linden Lea, 32 Long Park, Chesham Bois,
Buckinghamshire HP6 5LA**

ROBSONS
RESIDENTIAL SALES

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A rare opportunity to purchase one of the highly sought after Edwardian semi-detached houses situated in this very well regarded location in the heart of Chesham Bois. Linden Lea offers family accommodation with many character features while enjoying a superb rear garden measuring in excess of 100ft. Existing planning consent for a part single storey, part double storey side/rear extension (CH/2015/0878/FA) EPR: E

• HALL • SITTING ROOM • DINING ROOM • KITCHEN • CONSERVATORY • FOUR BEDROOMS • BATHROOM • GARDEN

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 a highly sought after butchers. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoners. 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 just over a mile from the property.

Guide Price £865,000

Viewing by appointment only
via

Robsons Estate Agents
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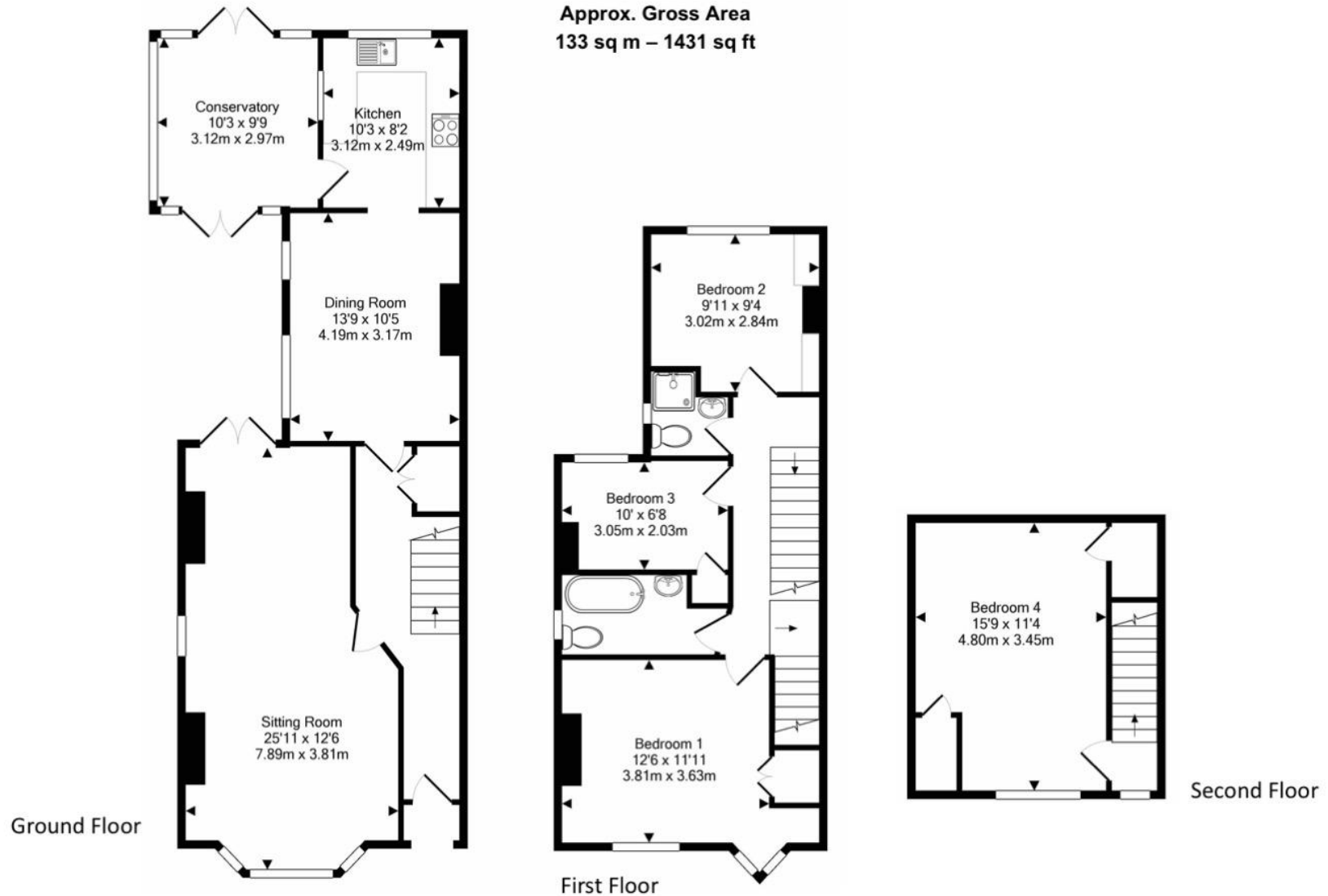
Directions: From our offices proceed up Hill Avenue turning right into Sycamore Road and proceeding past the shops. At the end of the shops progress over the two roundabouts onto Sycamore Road which becomes Bois Lane. At the junction with North Road turn left into North Road and then right into Long Park. Linden Lea can be found on the 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
133 sq m – 1431 sq ft



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.

