Thornwood, Hawthorn Way, Chesham, Buckinghamshire, HP5 3BJ

ROBSONS
RESIDENTIAL SALES

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A substantial five-bedroom detached family home set within one of the area's most sought-after residential locations, enjoying far-reaching rooftop views across Chesham and positioned just a 0.35-mile walk from the highly regarded Chesham Grammar School. Beautifully presented by the current owners, this impressive property offers spacious and versatile accommodation. A large driveway provides ample parking and leads to an integral single garage. The entrance hall features Amtico flooring, which continues seamlessly into the superb open-plan kitchen/breakfast/family room, creating an ideal space for modern family living and entertaining. Double doors open onto the rear garden, while a generous sitting/dining room, spacious utility room and adjoining cloakroom further enhance the ground floor. Upstairs, a part-galleried landing leads to five bedrooms and two bathrooms, including an en-suite to the principal bedroom. The beautifully landscaped 50ft rear garden enjoys good privacy and features two paved seating areas and a useful 14ft x 5ft 6in garden shed. Freehold - EPC rating: C. 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 mile 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: From our Chesham office, turn left at the roundabout onto White Hill. Follow White Hill to the roundabout and take first left onto Eskdale Avenue. Take first right onto Manor Way and as the road splits, turn left onto Hawthorn Way. Thornwood 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.

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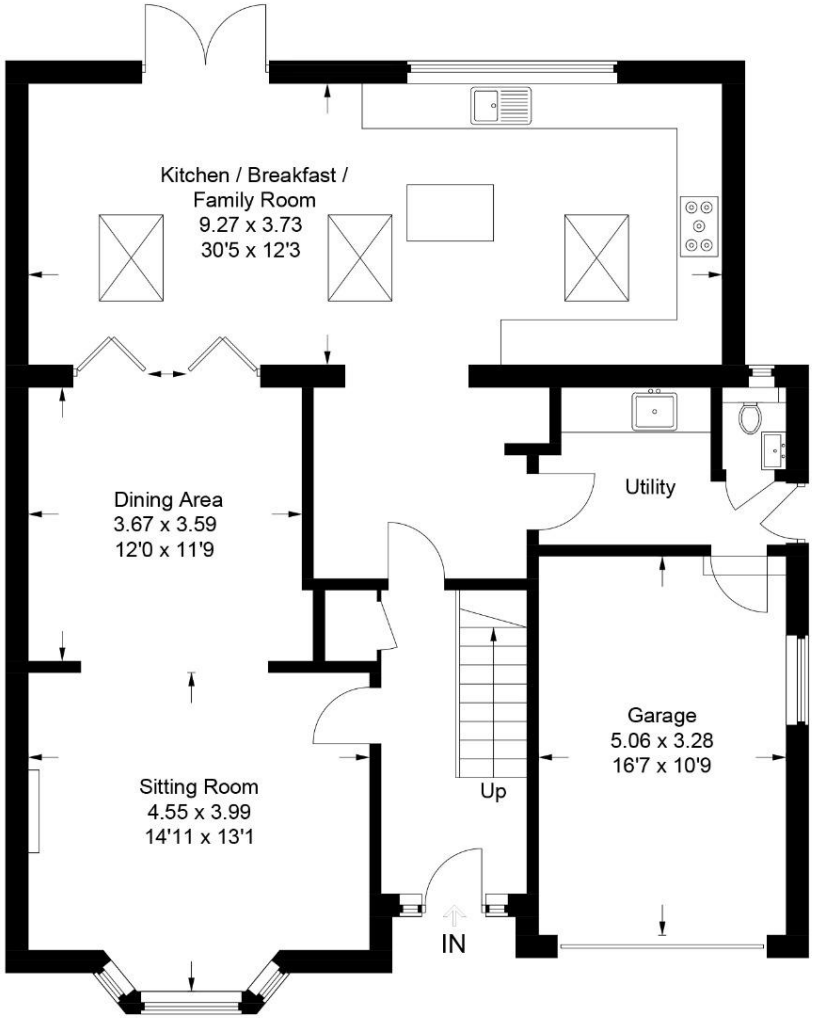
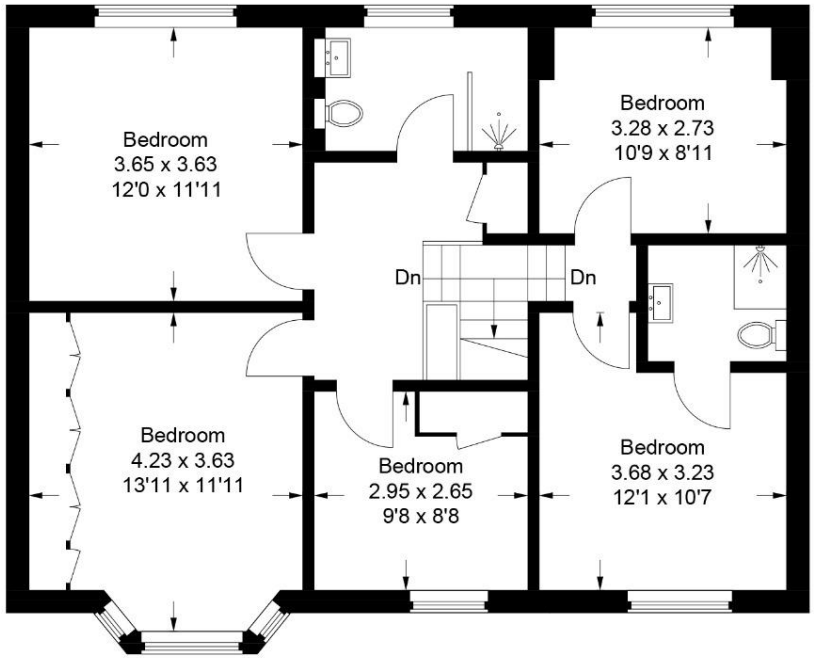
Approximate Gross Internal Area (Including Garage)
Ground Floor = 112.4 sq m / 1,210 sq ft
First Floor = 76.8 sq m / 827 sq ft
Total = 189.2 sq m / 2,037 sq ft



Ground Floor



First Floor

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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