



**9 Hivings Hill, Chesham,
Buckinghamshire, HP5 2PG**

ROBSONS
RESIDENTIAL SALES

9 Hivings Hill, Chesham, Buckinghamshire, HP5 2PG

ONE REMAINING

Built to a high specification by the GRE Group, we are pleased to offer this superb three bedroom newly built family home. The property offers a bright contemporary living space of good proportions and comprises of a living room, generous size kitchen/diner incorporating high end appliances with a Quooker hot water tap and a separate cloakroom. Under floor heating extends throughout the entire ground floor level. To the first floor there are two bedrooms both served by a modern family bathroom. To the second floor the master suite offers a bright and airy feel and its own ensuite facilities. Outside there is a small garden to the front, and an attractive landscaped rear garden and allocated parking. Freehold - EPR: B - Council Tax Band: TBC

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 0.7 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. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (Boys) and Heatherton School (girls) locally for nursery to Year 8: 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 Chesham proceed down the Bellingdon Road which in turn becomes Hiving's Hill. Bunkers Yard can be found on the right-hand side at the bottom of the hill.

* 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

Bunkers Yard, 9 Hivings Hill, Chesham, Buckinghamshire, HP5 2PS



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