



6 Barnes Avenue, Chesham,  
Buckinghamshire, HP5 1AP

**ROBSONS**  
RESIDENTIAL SALES



# 6 Barnes Avenue, Chesham, Buckinghamshire, HP5 1AP

**\*\*Excellent location, within 0.4 mile of Chesham Grammar School; Underground train station; thriving Chesham High Street; and Leisure Centre\*\***

**A 3-bedroom property situated along this popular tree lined avenue, featuring a double aspect sitting/dining room with Herringbone wood floor & French doors onto the South-East facing garden; fitted kitchen (inc. integrated fridge/freezer, washing machine, oven & gas hob); spacious entrance hall (currently used for a home office); fitted or built-in cupboards in two bedrooms; and bath/shower room. Freehold. EPR: D. Council Tax Band: D**

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 0.35 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 our Chesham office, turn left at the roundabout onto White Hill. Follow the road, taking the third turning on your left onto Barnes Avenue. Take the immediate right and the property can be found on your right.

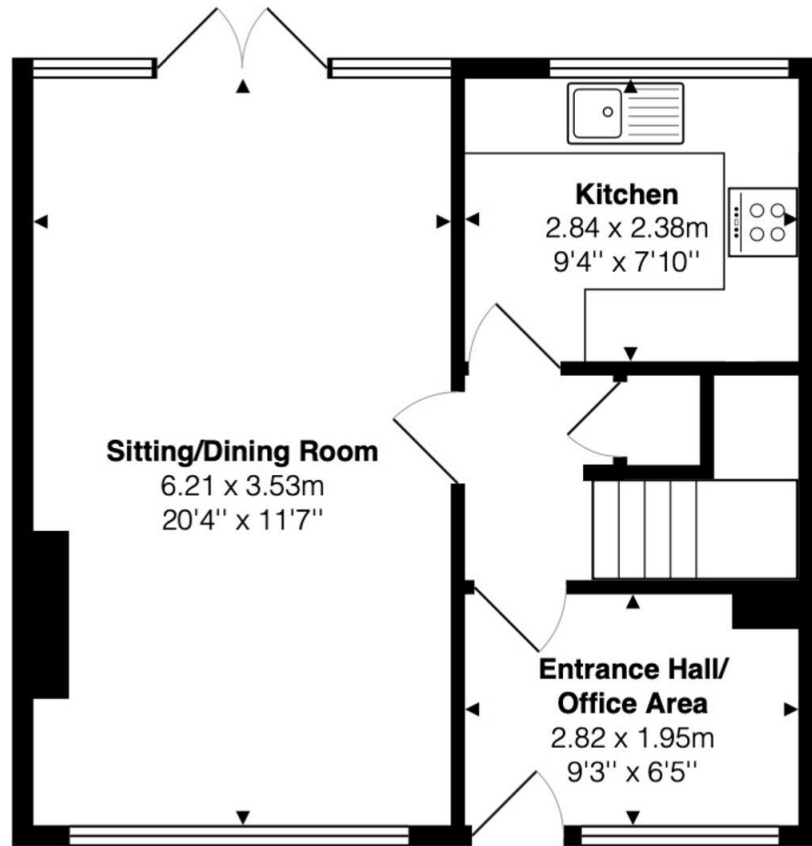
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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  
83 sq m – 880 sq ft



**Sitting/Dining Room**  
6.21 x 3.53m  
20'4" x 11'7"

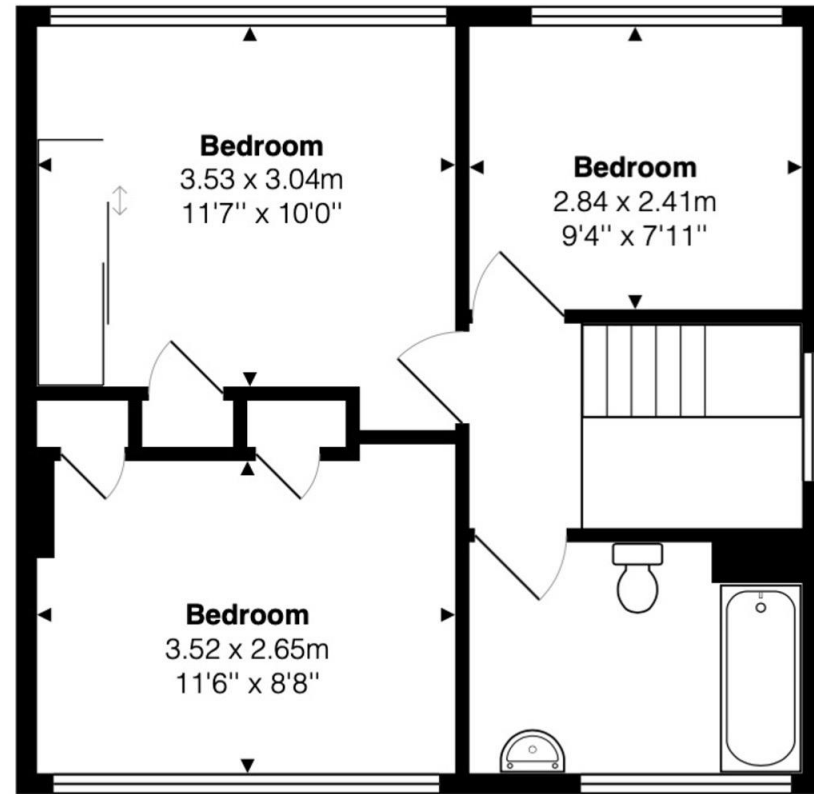
**Kitchen**  
2.84 x 2.38m  
9'4" x 7'10"

**Entrance Hall/  
Office Area**  
2.82 x 1.95m  
9'3" x 6'5"



Approx. Floor  
Area 440 Sq.Ft.  
(41 Sq.M)

Ground Floor



**Bedroom**  
3.53 x 3.04m  
11'7" x 10'0"

**Bedroom**  
2.84 x 2.41m  
9'4" x 7'11"

**Bedroom**  
3.52 x 2.65m  
11'6" x 8'8"

Approx. Floor  
Area 440 Sq.Ft.  
(41 Sq.M)

First Floor

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.



