## 22 Four Oaks, Chesham, Buckinghamshire, HP5 2SD



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An extremely well presented 3-bedroom, 2-bathroom property featuring a private westerly-facing rear garden, situated in a quiet cul-de-sac on the outskirts of Chesham, only 0.2 miles to footpaths with walks into the Chiltern countryside. This spacious home provides accommodation arranged over 3 floors, inc. a master bedroom with ensuite shower, two further bedrooms, family bathroom, large L-shape sitting/dining room, modern fitted kitchen and cloakroom. To the side is a block paved driveway leading to a single garage, which has been stylishly converted (complete with double-glazed French doors onto the garden; plastered walls & ceiling with spotlights and electrics) and currently used as a home office/gym. Road Service Charge - £213.15 (1/7/24 - 31/12/24) Freehold - EPR: C - Council Tax Band: E

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 1.65 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 (Mixed) 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

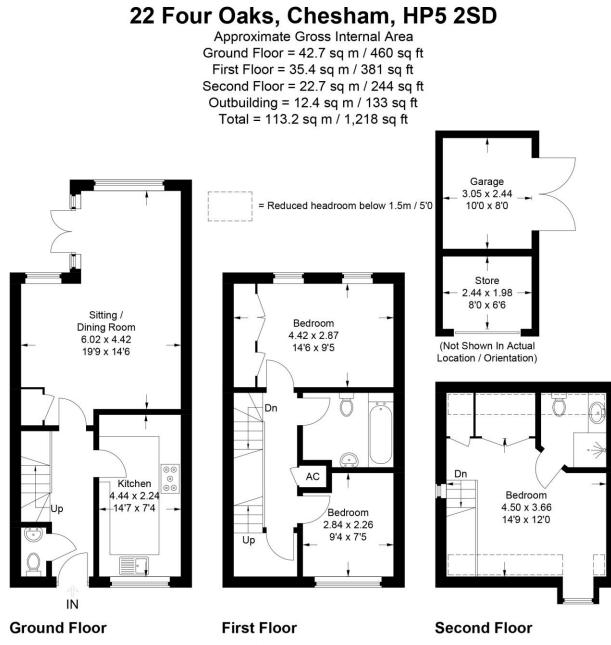
via Robsons Estate Agents 1 White Hill Court Chesham Buckinghamshire HP5 3EA Tel: 01494 724999 email: property@robsonsbucks.com



Directions: From our Chesham office, turn right onto Broad Street and first left onto Townsend Road. At the T-junction, turn right onto Bellingdon Road. Follow the road, which will become Hivings Hill until you reach a roundabout. Continue straight onto Mount Nugent for approx. 0.25 mile and turn right onto Great Hivings. Four Oaks is the second turning on the left.

<sup>\*</sup> 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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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. © CJ Property Marketing Ltd Produced for Robsons

