

**45 King Street, Chesham,
Buckinghamshire, HP5 1LZ**



ROBSONS
RESIDENTIAL SALES

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A characterful and charming, three storey, semi-detached house featuring three double bedrooms, two reception rooms, pretty courtyard garden and garage with off street parking. Situated in the much sought after historic Old Town of Chesham, just 0.3 miles walk to the extensive amenities of Chesham including many independent shops, cafes and Metropolitan Line station. Freehold - EPR: E - 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 0.3 miles walking and 0.6 miles driving 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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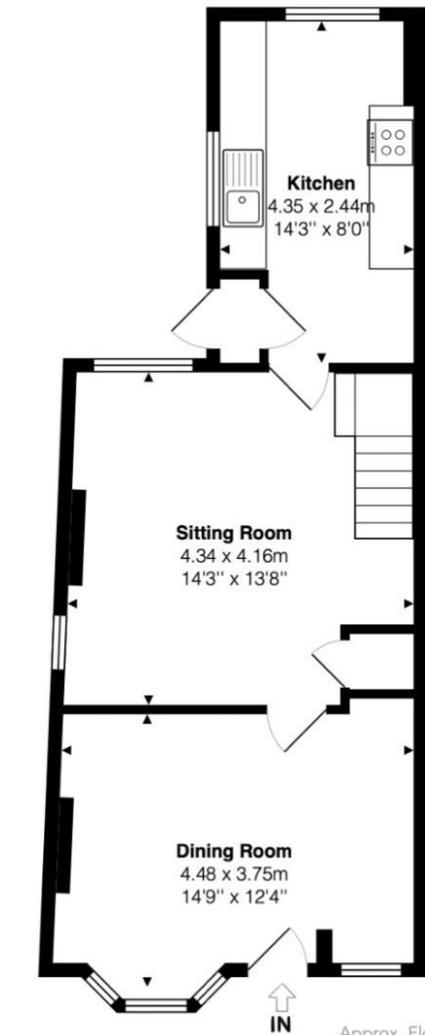
Directions: From our office proceed onto the A416 towards Amersham, at the next roundabout continue along the dual carriageway past Lowndes Park on your right-hand side. At the next roundabout go straight ahead and follow the road round to the next roundabout. Take the fourth exit into Amy Lane and follow the road round into King Street and no 45 can be found on the left-hand side before the left hand bend. (Parking entrance is on the left just after the bend to the left)

* 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
121 sq m – 1304 sq ft Incl Garage



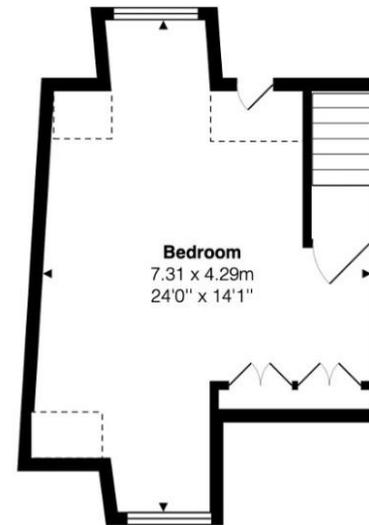
Ground Floor

Approx. Floor Area 486 Sq.Ft. (45 Sq.M)

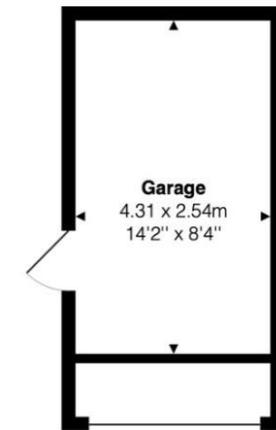


First Floor

Approx. Floor Area 444 Sq.Ft. (41 Sq.M)



Approx. Floor Area 239 Sq.Ft. (22 Sq.M)



Approx. Floor Area 135 Sq.Ft. (13 Sq.M)

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.

