

**35 The Warren, Chesham,  
Buckinghamshire, HP5 2RX**



**ROBSONS**  
RESIDENTIAL SALES

# 35 The Warren, Chesham, Buckinghamshire, HP5 2RX

**A beautifully presented 4-bedroom & 2-bathroom detached property, enjoying a peaceful cul-de-sac location within the popular Chilterns village of Chartridge, with distant views across Pednor Vale, over neighbouring rooftops. The property features a sizeable frontage with large driveway and area of lawn, integral single garage and an attractively landscaped rear garden measuring approx. 55ft.**

**Freehold - Council Tax Band: F - EPR: D**

Chartridge is a highly sought after semi-rural village, stretching along a Chiltern Hills Ridge, located approx. 1.5 miles northwest of Chesham, and features a popular primary school (reception to year 6), golf course and village hall. Nearby Chesham 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, children's playground and immediate access to the surrounding countryside, which forms part of the Chilterns Area of Outstanding Natural Beauty. Chesham station is approximately 1.75 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 Challoners Grammar Schools. Independent schooling is also well catered for with Chesham Preparatory School (mixed), The Beacon School (boys) and Heatherton House (girls) locally for nursery to Year 8: whilst senior schooling can be found at Berkhamsted School (boys and girls), Royal Masonic (girls) and Pipers Corner (girls).



**Viewing by appointment only**

via

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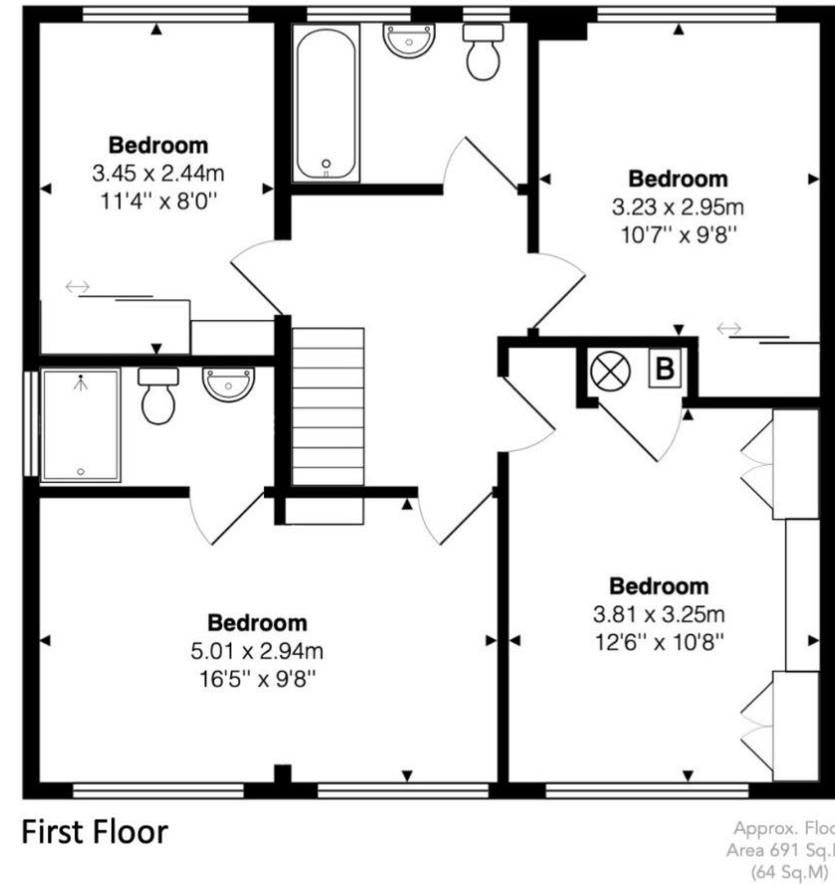
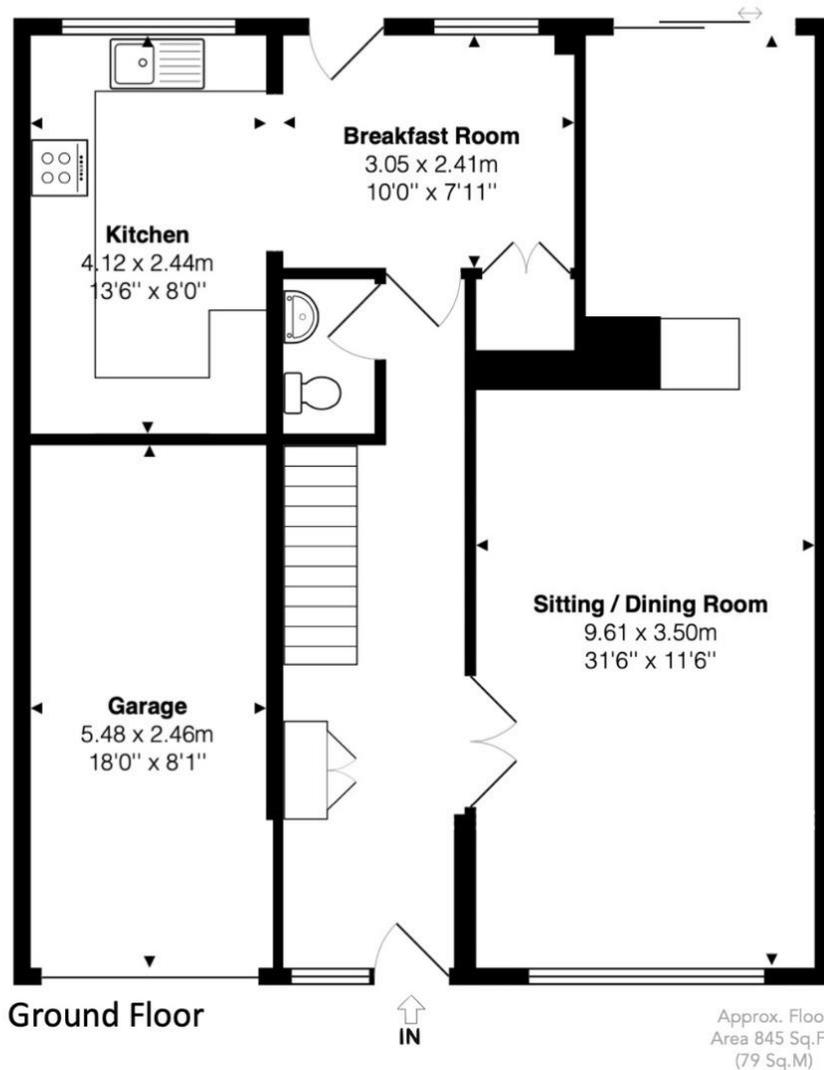
Directions: From our Chesham office proceed over the roundabout onto the dual carriageway towards Amersham. At the next roundabout turn right into Park Road which merges with Chartridge Lane. Follow the road for approx. 1.35 mile and The Warren will be on your left. Follow the road around to the left and 35 can be found towards the end of the cul de sac on your 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  
143 sq m – 1535 sq ft



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.

