

**12 Manor Way, Chesham, Buckinghamshire,
HP5 3BG**



ROBSONS
RESIDENTIAL SALES

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A substantial 3-double bedroom detached property with significant potential for enlargement (STPP) in a 1/3-acre plot (approx. 80ft frontage), situated in one of the area's most sought after residential locations. The property is well-presented by the current owner, with far reaching rooftop views over Chesham, 0.2 mile walk from Chesham

Grammar School and featuring a large driveway with parking for several cars, detached garage and a rear garden measuring approx. 73ft deep x 84ft wide.

NB – This property was the subject of an approved planning application for a two-storey side/single storey front extension incorporating garage (CH/2005/1347/FA), now expired. Freehold - EPR: C - Council Tax Band: G

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 0.85 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

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Directions: From our Chesham office, leave the roundabout onto White Hill. At the next roundabout, turn left onto Eskdale Avenue and then first right onto Manor Way. 12 Manor Way is on your left.

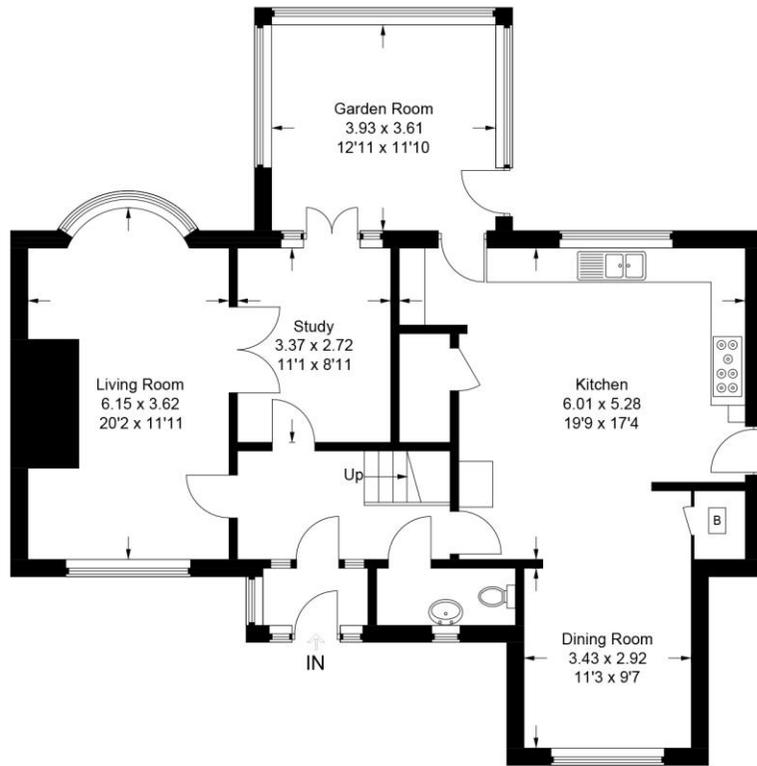
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

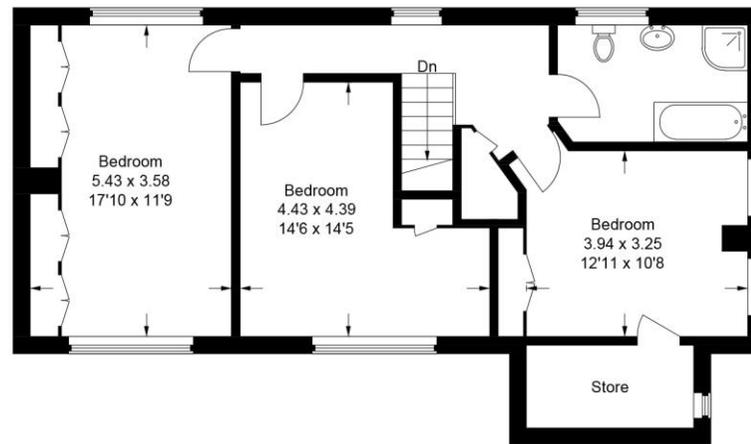
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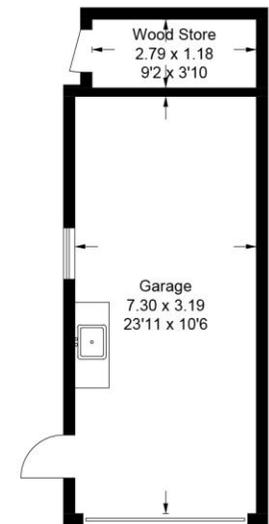
Approximate Gross Internal Area
Ground Floor = 100.8 sq m / 1,085 sq ft
First Floor = 73.7 sq m / 793 sq ft
Garage / Wood Store = 27.3 sq m / 294 sq ft
Total = 201.8 sq m / 2,172 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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