



100 Berkeley Avenue, Chesham,
Buckinghamshire, HP5 2RS

ROBSONS
RESIDENTIAL SALES

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Set along a peaceful and sought-after-tree-lined avenue off Chartridge Lane, this adaptable 4/5 bedroom detached home offers flexible living spaces and a large 95ft south-westerly facing rear garden. The ground floor is exceptionally versatile, featuring a series of well-proportioned rooms suitable for a variety of uses, including the potential to create an annexe, ideal for a relative or guest suite. The spacious open plan sitting/dining room, seamlessly connects to a bright and airy four-season conservatory via sliding doors and kitchen which overlooks the garden. Upstairs, you'll find three comfortable bedrooms and a good size family bathroom. Outside, the generous rear garden is a true highlight, predominantly laid to lawn, with two useful timber sheds (16' x 8' and 8' x 6'). The front driveway offers ample parking. Conveniently located just 0.35 miles from Berkeley Store, which offers a variety of everyday essentials and more.

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 1.25 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**

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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 onto Park Road which merges with Chartridge Lane. Continue for approx. 0.7 mile and turn right onto Berkeley Avenue. No. 100 can be found on the left hand side.

* 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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Approximate Gross Internal Area
Ground Floor = 85.0 sq m / 915 sq ft
First Floor = 47.1 sq m / 507 sq ft
Total = 132.1 sq m / 1,422 sq ft



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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