

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



ROBSONS
RESIDENTIAL SALES

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A bright and beautifully presented detached home, tucked away in a peaceful cul-de-sac within this sought-after Chiltern village. Ideally located just a mile from Chartridge Combined School and offering easy access to the highly regarded Chesham Grammar School. The property includes an entrance hall and cloakroom, leading to a spacious sitting room. At the heart of the home is a comfortable open-plan kitchen/dining/family room, complete with folding doors opening seamlessly onto the garden. Upstairs, the principal bedroom benefits from a contemporary en-suite shower room, complemented by three further bedrooms and a modern family bathroom. To the front, a block-paved driveway provides parking alongside a large lawned garden, enhanced by a mature apple tree. The rear enjoys a pleasant and private garden (approx. 49ft), featuring a paved patio and decked seating area. Offered with no onward chain. Freehold EPC rating: 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 1.7 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 (Boys & Girls) 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 roundabout turn right onto 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 33 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.

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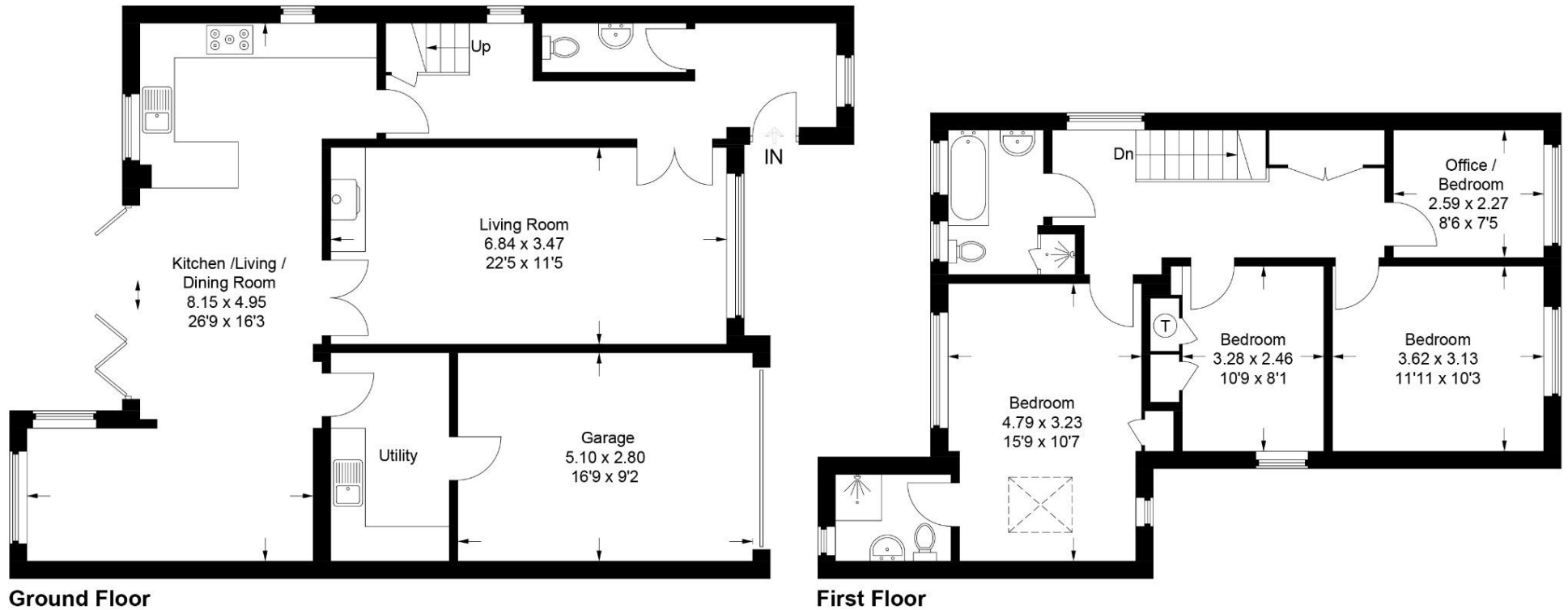
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Approximate Gross Internal Area (Including Garage)

Ground Floor = 104.5 sq m / 1,125 sq ft

First Floor = 66.3 sq m / 714 sq ft

Total = 170.8 sq m / 1,839 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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