

# The **Frost** Partnership

Chesham Sales: T: 01494 774602 E: chesham@frostweb.co.uk

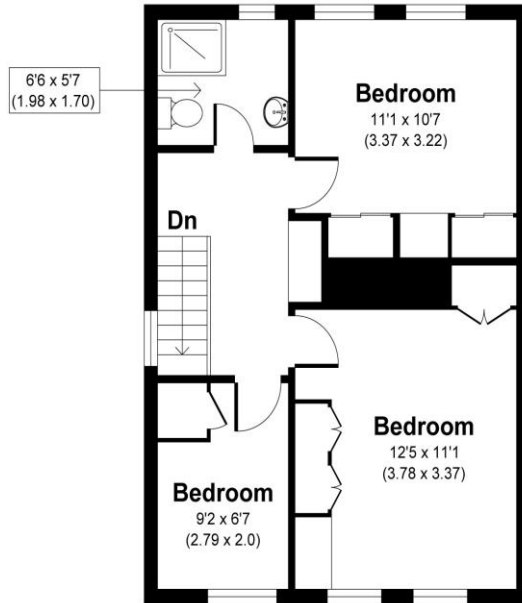
**16 Germain's Close, Chesham, HP5 1JJ**

**Guide Price: £735,000 (Freehold)**

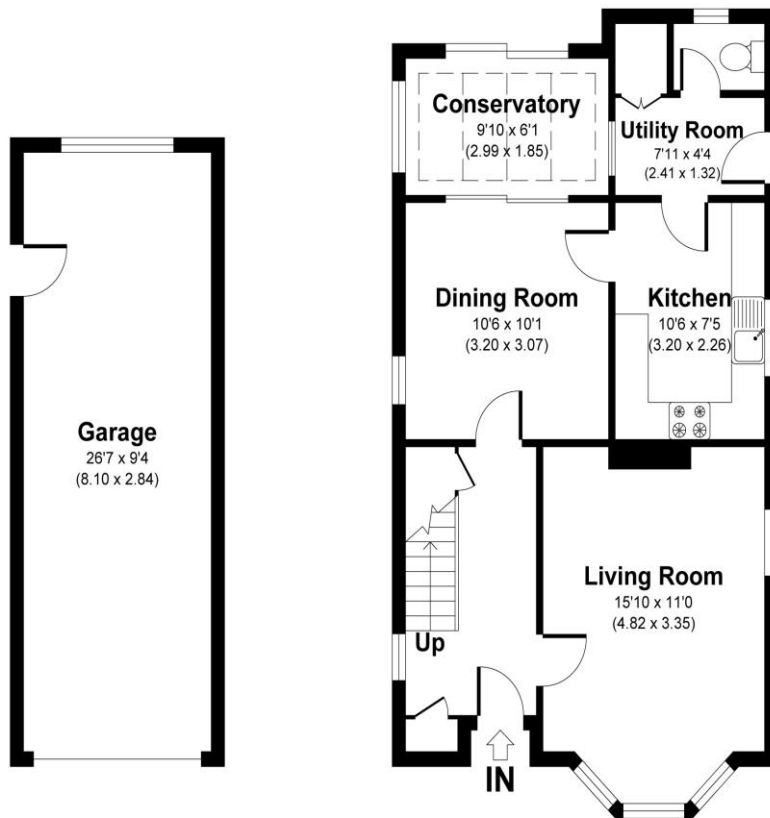


- Highly sought after location
- Potential to extend (STPP)
- Quiet cul de sac in the old town

- Short level walk to the town & station
- Three bedrooms/three receptions
- Stunning landscaped gardens & garage



**First Floor**



**Ground Floor**

## Germain's Close, HP5

APPROXIMATE GROSS INTERNAL AREA 1263 SQ FT / 117.31 SQ M INC. GARAGE  
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Rarely to the market is this charming detached family home set in the sought after quiet cul de sac location in the heart of the old town offering a short level walk to both town centre and station and close to many countryside walks. The property boasts huge potential to extend (STPP) and boasts deceptively light and spacious accommodation throughout with living room/dining room, conservatory, kitchen with separate utility room, cloakroom, three good sized bedrooms, family bathroom, driveway parking for 2/3 vehicles and delightful mature level large garden, detached garage and workshop. Viewing strongly advised.

Double glazed door to inner hallway.

**Inner Hallway:** With doors to living room, dining room, built in cupboard housing fusebox and meters with shelving, double glazed window to side aspect with frosted glass, double radiator, stairs to first floor, wall mounted gas central heating control thermostat.

**Living Room:** With double glazed bay window to front aspect, BT point, TV point and recessed feature fireplace, coving, double glazed window to side aspect and double radiator.

**Dining Room:** Double glazed sliding doors to conservatory, double glazed window to side aspect, double radiator, coving and door to kitchen.

**Kitchen:** Has a range of white eye and base level units with rolltop work surfaces, space for gas oven and extractor fan, 1½ stainless steel sink unit with chrome mixer taps, tiling to walls, double glazed window to side aspect, space for washing machine, tumble dryer and fridge freezer, single radiator and door to utility room.

**Utility Room:** Space for freezer, timber glazed window with frosted glass to conservatory, large built in pantry cupboard with shelving double glazed door to side aspect, wall mounted Worcester gas central heating boiler, door to downstairs cloakroom.

**Downstairs Cloakroom:** With low level WC, window to rear aspect with frosted glass and Quarry tile flooring.

**First Floor Landing:** With doors to bedrooms 1,2, 3 and bathroom, built in airing cupboard with hot water tank and shelving with cupboard above, loft hatch, large double glazed feature window with frosted glass to side aspect.

**Bedroom One:** Two double glazed windows to front aspect, single radiator, a range of built in wardrobes with hanging space and shelving, dressing table with drawers, further built in double wardrobe with hanging space and shelving.

**Bedroom Two:** Two Double glazed windows to rear aspect overlooking landscape gardens, single radiator, a range of built in wardrobes with hanging space and shelving with cupboards above.

**Bedroom Three:** Double glazed window to front aspect, single radiator, built in over stairs storage cupboard with shelving.

**Re-Fitted Shower Room:** With shower cubicle, wall mounted Mira electric shower, low level WC, wash basin with chrome mixer taps and cupboards under, tiling to walls from floor to ceiling, chrome heated towel rail, extractor fan, spotlight, double glazed window to rear aspect with frosted glass, vinyl effect flooring.

**OUTSIDE OF THE PROPERTY:** To the front of the property - approached by a large Herringbone brick driveway providing parking for 2/3 vehicles, picket fencing in part, raised brick wall border, various mature flower bed and herbaceous border, timber gated access leading to the rear of the property.

**Rear Garden:** Leading to detached garage and workshop with up and over door, light and power and side access to workshop via garden, timber gate and trellis fencing. Immediately to the rear of the property there is a patio area leading to a large level lawned area with various mature shrub flower bed and herbaceous borders, pathway leading to the rear of the garden with a further lawned area and vegetable patch, greenhouse and timber panel fencing to all sides.

#### **AGENT'S NOTE**

Energy Efficiency Rating (EPC) - TBA  
Council Tax Band -E

#### **VIEWING**

Via The Frost Partnership, Germain Street, Chesham, Buckinghamshire  
Telephone: 01494 774602 Email: [chesham@frostweb.co.uk](mailto:chesham@frostweb.co.uk)



**AGENT'S NOTE**

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**Solicitors**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.