

# The **Frost** Partnership

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

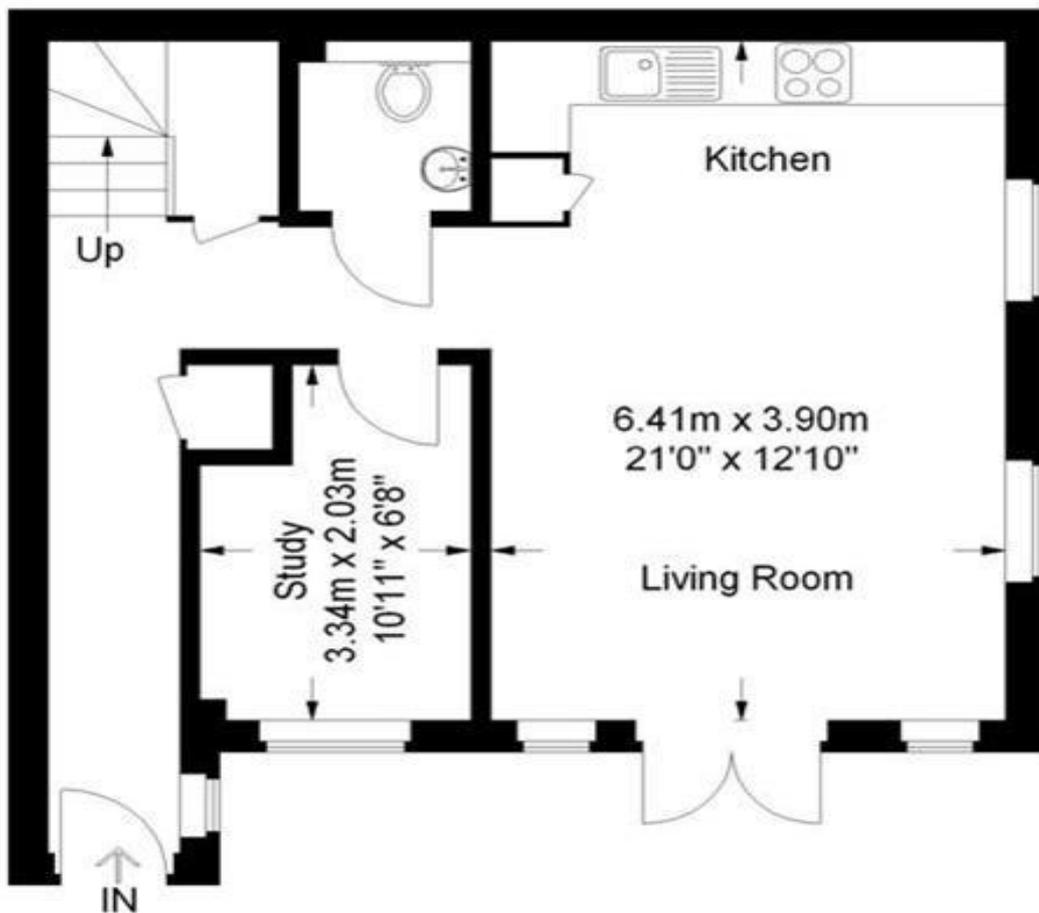
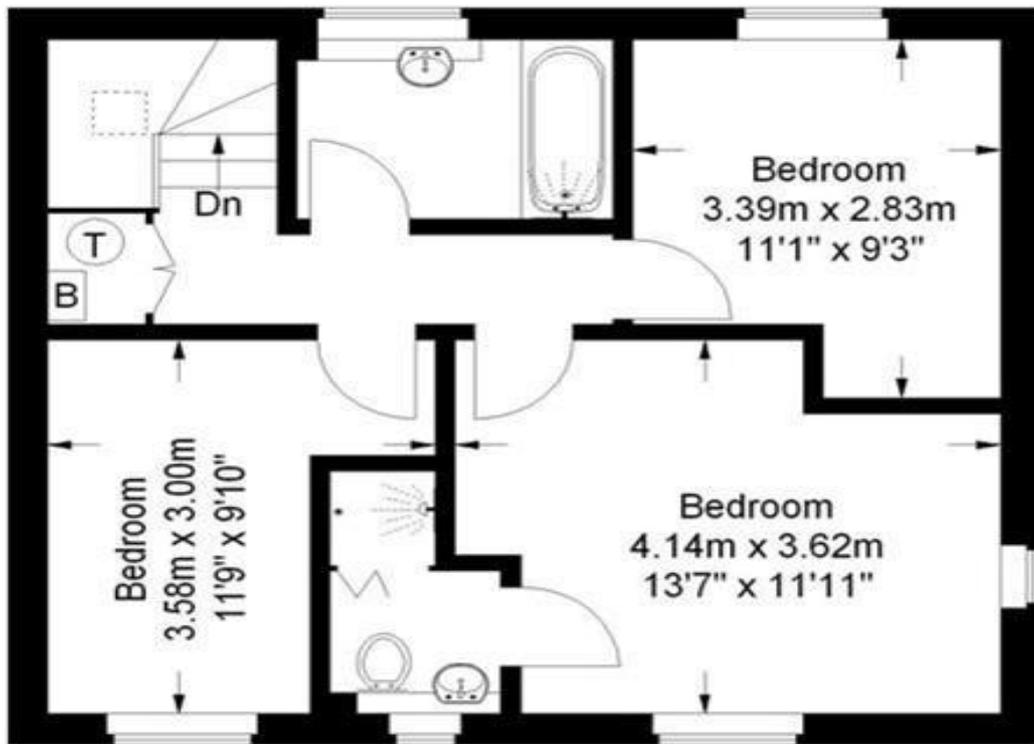
**4 Dollings Yard, 3 Bellingdon Road, Chesham, Buckinghamshire, HP5 2HA**

**Guide Price: £475,000 (Freehold)**



- Three good sized bedrooms
- Two refitted bathrooms
- Gated allocated parking

- Sought after tucked central location
- Short walk to the town & station
- Built to high a specification in 2014



**The Frost Partnership is delighted to offer this beautifully presented semi-detached property, built to a high specification in 2014, situated in a highly desirable development centrally positioned in the heart of Chesham town centre, offering a short walk to the centre, station and all local amenities including Lowndes Park. It is one of just four and offers a large entrance hallway with solid wood flooring throughout the ground floor with under floor heating, open plan kitchen/ living room with double doors onto garden, dining room/study, downstairs cloakroom, master bedroom with en-suite shower room, two further double bedrooms and a refitted modern family bathroom and electric gated allocated parking and security entrance.**

**Kitchen** A modern fully fitted kitchen / breakfast room with a range of eye and base level units with fully fitted appliances, solid oak flooring with underfloor heating leading to:

**Living Area** Underfloor heating, double doors onto pretty courtyard garden.

**Study/Home office** Currently being used as a study being of front aspect.

**Downstairs Cloakroom** Low level WC, wall hung wash basin with chrome mixer taps, tiling to walls and extractor fan.

**Oak staircase to first floor**

**Landing** Doors to bedroom one, two, three, door to family bathroom and loft hatch.

**Bedroom One** A lovely sunny master bedroom of dual aspect with double glazed window to side and front aspect. double radiator and door to en suite shower room.

**En Suite Shower Room** Shower cubicle with bi fold door, wall mounted shower with control, low level wc , wash basin with pedestal and chrome taps, double glazed window with frosted glass to front aspect.

**Bedroom Two** Double glazed window to rear aspect and double radiator.

**Bedroom Three** Double glazed window to front aspect and double radiator.

**Family Bathroom** A refitted bathroom suite comprising of a panelled bath with chrome mixer taps and wall mounted shower and shower screen, close coupled wc wash basin with cupboards under, chrome heated towel rail and tiling to walls and ceramic flooring.

**Courtyard Gardens** Pretty courtyard style private gardens with picket fencing with paved pathway and patio area and small area laid to lawn.

**Agent Note** Service charge of £60 per calendar month for the maintenance of the communal areas and the servicing of the electric gates.

**AGENT'S NOTE** Energy Performance Certificate (EPC) Rating - B  
Council Tax Band - D

## **Directions**

From St Mary's Way with Lowndes Park on your left-hand side at the roundabout proceed straight over the roundabout and take the immediate left hand turning onto Bellingdon Road and Dollings Yard can be found a short distance on the right hand side displaying a Frost for sale board with wrought iron gated entrance.

## **VIEWING**

**Via The Frost Partnership, Germain Street, Chesham, Buckinghamshire**  
**Telephone: 01494 774602 Email: chesham@frostweb.co.uk**

**AGENT'S NOTE**

**Mortgage Advice Bureau (MAB)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

**Home Legal Services (HLS)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. 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.