

# The **Frost** Partnership

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**7 Geoffrey Keen Road, Chesham, Buckinghamshire, HP5 2ZW**

**Guide Price: £475,000 (Freehold)**

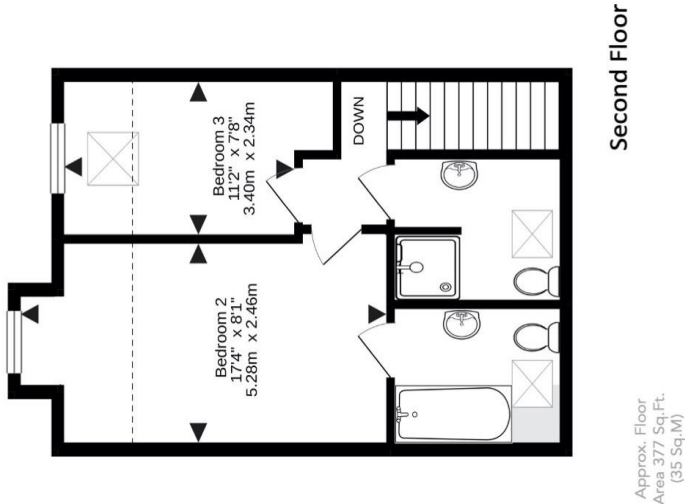
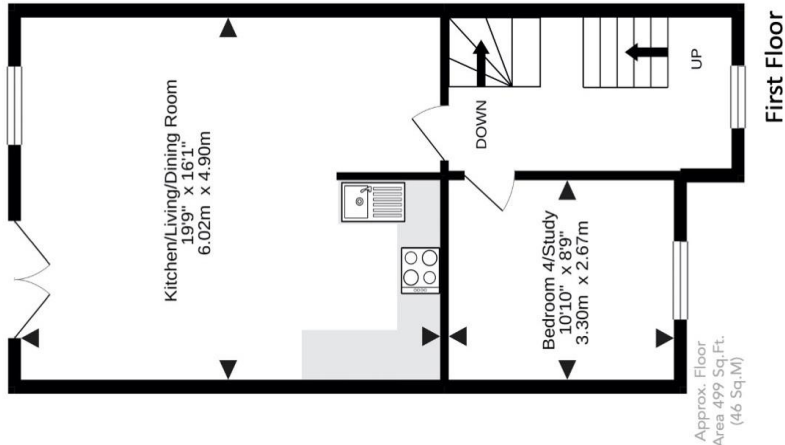
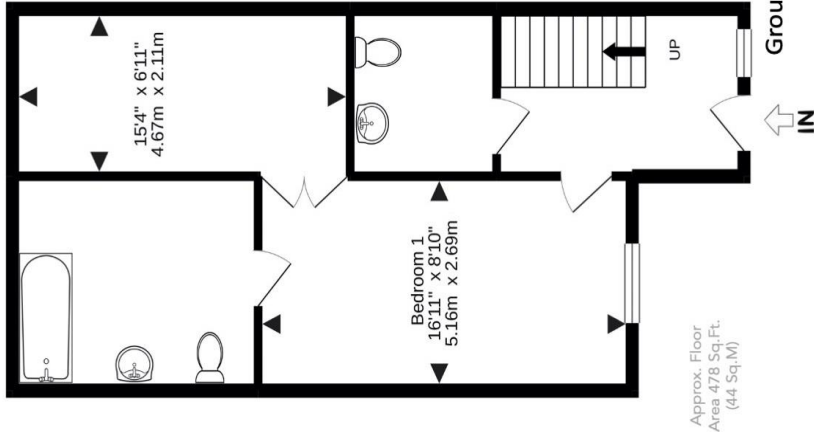


- Four double bedroom townhouses
- Three Bathrooms
- Tucked away position with views

- Walking distance to town & station
- Private gardens and parking
- No chain

## Unit 7, 135 Hivings Hill, Chesham, Buckinghamshire, HP5 2PN

Approx. Gross Area  
126 sq m – 1354 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

This spacious four bedroom townhouse has been carefully designed to maximise space and light on all floors. The accommodation comprises to the ground floor entrance hall, contemporary cloakroom, and master suite bedroom with an impressive dressing room/occasional bedroom and ensuite bathroom. To the the first floor is a large reception room with stylish bespoke kitchen area and fourth bedroom/family room and to the second floor there enjoy a double bedroom with ensuite bathroom, a further bedroom and shower room both with sweeping views to the front aspect. There is a paved terrace to the rear leading to a lawned garden contained by panel fencing and block paved parking to the front. The charming communal grounds are tastefully landscaped for all residents enjoyment offering an open aspect to the front.

**\*\*EXCITING BRAND NEW DEVELOPMENT IN HIVINGS HILL OF 8 LUXURY PROPERTIES\*\***

#### **Entrance**

Via uPVC front door with obscured glass double glazed windows inset to entrance hallway.

#### **Entrance Hall**

Double glazed window to front aspect, fuse board, thermostat, radiator, wood effect laminate flooring. Spindled staircase to first floor landing. Panelled doors to cloakroom and Master Bedroom.

#### **Cloakroom**

A modern white suite of close coupled WC and vanity unit with inset wash basin, chrome ladder style heated towel rail.

#### **Master Bedroom**

Double glazed window to front aspect, radiator, wood effect laminate flooring, double doors to dressing room.

#### **Dressing Room**

A most impressive room with wood effect laminate flooring, radiator.

#### **Ensuite Bathroom**

White suite comprising panelled bath with chrome mixer tap and shower attachment, glazed screen, vanity unit with inset wash basin, low level WC, chrome heated towel rail, extractor fan, tiled walls and porcelain tiled floor, cupboard housing Optimum pressured water cylinder.

#### **FIRST FLOOR Landing**

Wood effect laminate flooring, double glazed window to front aspect, radiator, panelled doors to sitting room/kitchen and bedroom four.

#### **Sitting Room/Kitchen**

Wood effect laminate flooring, radiator, double glazed window to rear aspect, double doors to the rear garden, BT & TV points. Open to kitchen. Kitchen: Fitted with a range of high gloss base and eye level units, granite work surfaces, under-hung stainless steel sink with chrome mixer tap, tiled splashback, Bosch four ring gas hob with brushed steel splashback, Bosch extractor hood above, Bosch electric oven, integrated Beko washer/dryer, integrated fridge and freezer, spotlights to ceiling.

#### **Bedroom Four**

Double glazed window to front aspect, radiator, wood effect laminate flooring.

#### **SECOND FLOOR Landing**

Doors to bedrooms two and three and the shower room.

#### **Bedroom Two**

Double glazed window to rear aspect, radiator, door to en-suite bathroom.

#### **Ensuite Bathroom**

Large Velux window to front aspect, white suite comprising panelled sided bath with chrome mixer tap and shower attachment, glazed screen, vanity unit with inset wash basin, low level WC, wall-mounted chrome heated towel rail, fully tiled walls, porcelain tiled floor, extractor fan.

#### **Bedroom Three**

Large Velux window to rear aspect, radiator.

#### **Shower Room**

Fitted with a walk-in shower with chrome wall-mounted shower controls and rain shower head, extractor fan, low level WC with dual flush, vanity unit with inset wash basin and chrome mixer taps, wall-mounted chrome heated towel rail, fully tiled walls, porcelain tiled floor, large Velux window to front aspect.

#### **Garden**

Block paved drive with parking for 2 cars. Rear terrace with steps to further lawned gardens.

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

Energy Efficiency Rating (EPC) - B  
Council Tax Band - Not yet available

#### **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.