



Latimer Road  
Chenies | Buckinghamshire

# Latimer Road Chenies | Buckinghamshire



*Beautifully presented character cottage set in a sought-after location with stunning views across the River and Chess Valley. Tastefully renovated to a high specification, including a bespoke fitted kitchen, two double bedrooms, modern shower room, log burning stove and Ecora engineered wooden flooring throughout the ground floor. The property offers ample parking to the front and a private rear garden leading down to a brook.*

## ACCOMMODATION

- Entrance Porch
- Kitchen
- Living
- Dining room
- Bedroom One
- Bedroom Two
- Family Wet Room

## SPECIFICATION

- A mix of Ecora engineered wooden and tiled flooring throughout
- Beautiful Bespoke Kitchen with siltstone worktops
- Living room with large log burning stove
- Contemporary shower room with underfloor heating, grey tiling and white suites
- Rear Garden mainly laid to lawn with patio areas.
- Peaceful riverside location and stunning countryside views
- Off-street parking for at least two vehicles
- Double glazing throughout

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Chenies is a quintessential, village in South East Buckinghamshire, close to the border of Hertfordshire. Home to the historic Chenies Manor House, it also features a village green, two churches, pubs, a primary school and cricket club. This sought after village in the Chilterns nestles between Chorleywood and Little Chalfont which both offer a range of local shops and amenities.

There is an excellent selection of schooling in both the state and private sectors, nearby. In Chenies there is a primary school, originally founded in 1846 and has approximately 100 students on roll from the ages of 4 to 11.

The nearby Chorleywood Underground Station (Zone 7) provides convenient links to Central London via the Metropolitan and Main Chiltern Line (Baker Street 42 minutes approx. and London Marylebone 32 minutes approx.).

The M40 and M25 are a short drive and provide easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

## THE PROPERTY:

Entrance porch with wooden front door, double glazed wooden ledged light window to side aspect, wooden flooring, latched wooden door to living areas.

Living room with feature cast iron log burning stove, double glazed wooden ledged light window to front aspect, wooden flooring, electric heater, inset ceiling spotlights, alcove, stairs to first floor with understairs storage cupboard.

Dining area with double glazed window to rear aspect, wooden flooring, inset ceiling spotlights, electric heater. Bespoke fitted kitchen with vaulted ceiling and range of contrasting wall and base units and Silestone worktops. Neff oven and stainless steel extractor hood, ceramic four ring electric hob, stainless steel sink with mixer taps, built-in dishwasher and fridge, electric heater, wooden flooring, double glazed door to garden.





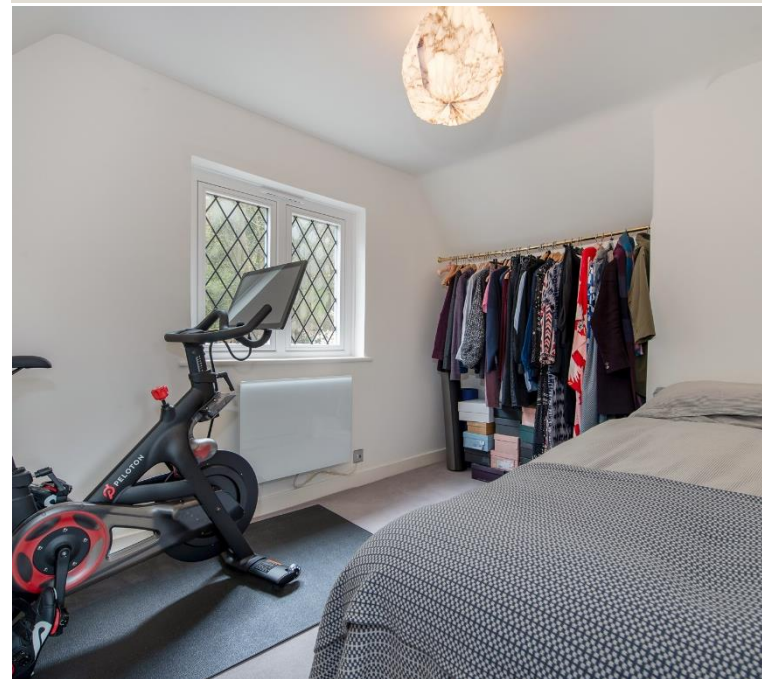


First floor landing with wooden double glazed window to rear aspect and loft access.

Bedroom One with wooden double glazed window to rear aspect, electric heater, latched wooden door and part sloping ceiling.

Bedroom Two with wooden double glazed leaded light window to front aspect, hanging rail, electric heater and latched wooden door.

Shower room with large fully tiled walk-in shower cubicle with overhead shower and shower attachment, low level WC, double width ceramic sink with mixer taps, tiling to walls, tiled flooring, heated towel rail, underfloor heating, inset ceiling spotlights, latched wooden door.





## EXTERNALLY:

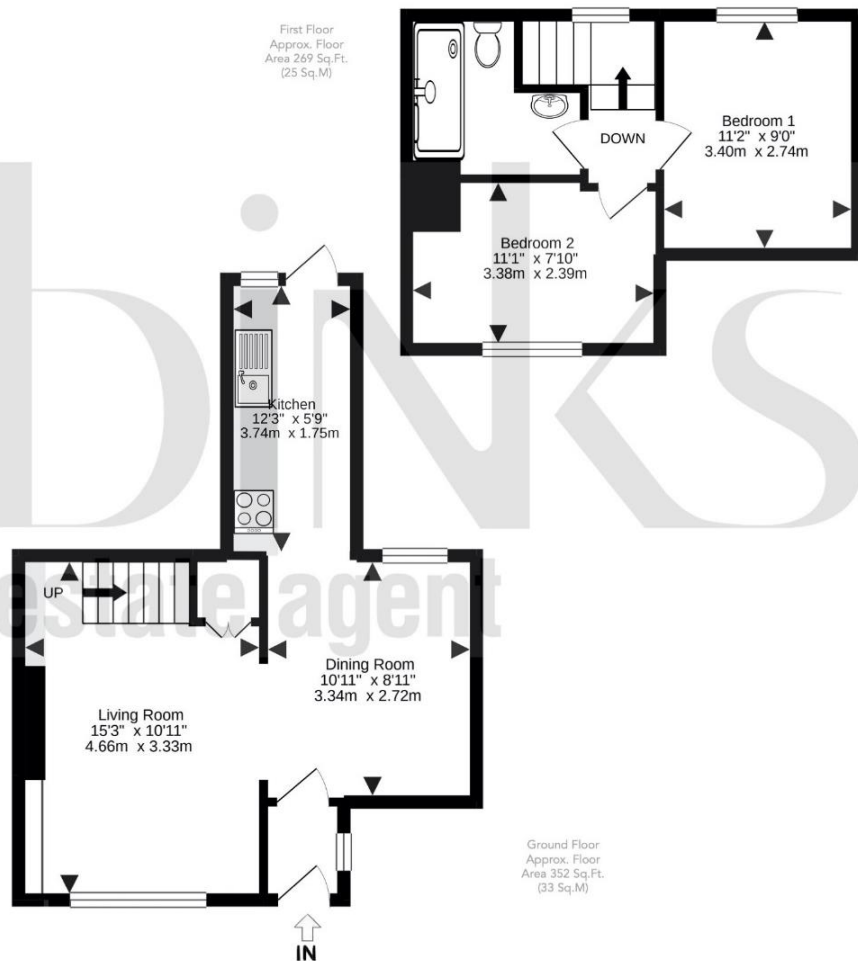
Rear garden on varying levels with open countryside views of the river and Chess Valley. Raised patio area with steps leading down to level area with slate chippings, storage shed, gated side access, steps to further patio area and lawn leading to the brook.

Ample paved off street parking to the front of the property with steps down to gravelled area, raised flower bed with shrubs, trellises and climbing plants.

## WD3 6EX

Approx. Gross Internal Area

58 Sq M – 621 Sq Ft



## OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- POSTCODE: WD3 6EX
- CHILTERN DISTRICT COUNCIL BAND E - £2,399.62  
(FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- PARKING FOR AT LEAST TWO VEHICLES ON DRIVEWAY
- ELECTRIC HEATING
- PROPERTY BUILD DATE C.1853

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24   F	
1-20	G		

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

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. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

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01923 282244

Wyatts House | Rickmansworth Road |  
Chorleywood | Hertfordshire | WD3 5SE  
[binksweb.com](https://binksweb.com) | [sales@binksweb.com](mailto:sales@binksweb.com)

