



Church Street

Old Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Church Street
Old Chesham, Buckinghamshire, HP5

Guide Price: £575,000
Freehold

 **3 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- Beautifully presented end terrace house
- Three good sized bedrooms
- Living room with log burner
- Fitted kitchen/breakfast room
- Family bathroom and en-suite WC
- Character features throughout
- Low maintenance rear garden
- Detached outbuilding/Utility
- Popular Old Chesham location
- EPC: E | Chain free

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The Property

Nestled in the heart of Old Chesham, this exquisite Grade II listed end-of-terrace house is full of charm and character. Beautifully presented, the home seamlessly combines period features with modern comforts, making it an ideal choice for those seeking both heritage and style. The attractive stained glass front door opens into a welcoming entrance hall, complete with understairs storage. The kitchen features fitted cabinetry, modern appliances, and a delightful breakfast nook with built-in seating and clever storage solutions. The cosy lounge, with its log-burning stove, offers the perfect setting for relaxing evenings.

The property has three well-proportioned bedrooms arranged over two floors, offering ample space for a growing family or guests. A stylish family bathroom and an en-suite WC enhance the practicality of this delightful home.

Outside, the southeast facing walled rear garden is a peaceful retreat, designed for easy maintenance. A detached outhouse doubles as a utility room, adding extra convenience to this already well-equipped home. Positioned in a prime location, this property offers the best of Chesham's historic charm while providing modern amenities for comfortable living.

Location

Situated within the heart of the Old Town conservation area, amongst a picturesque street of period houses and buildings, it is only a short distance into the centre of Chesham with its pedestrianised High Street. The High Street features numerous individual shops and coffee shops alongside Waitrose & Sainsbury's. Chesham also has a variety of attractions including a theatre, leisure centre and open-air heated swimming pool.

The area offers an excellent range of schools including Chesham Grammar School, Chesham Preparatory School, Dr Challoner's Boys Grammar School in nearby Amersham, and the Chiltern Hills Academy.

Chesham Metropolitan line station offers fast services into Central London and The City beyond. The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

Costs

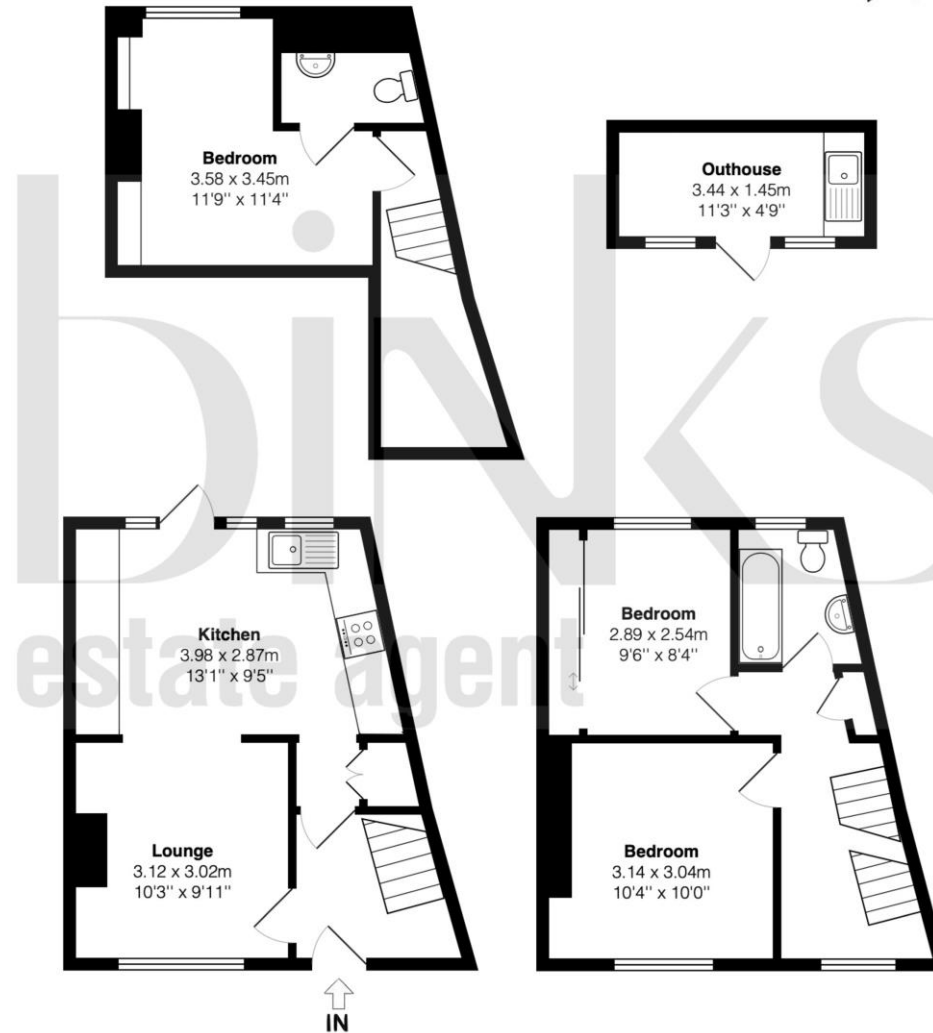
Council Tax – Buckinghamshire Council – Band E -
£2,855.60 (For the period 2024-2025)

Free parking is available on Church Street, Bury Lane or residents permits can be purchased for the nearby Water Meadow car park for an annual cost of £80 (a limited number are released at any one time).

Attractive **chain free** end of terrace Grade II listed house situated in the heart of Old Chesham. Beautifully presented the property retains many character and period features but with modern amenities. There are three good sized bedrooms, family bathroom and en-suite WC. The walled rear garden is southeast facing and low maintenance with a detached outhouse/utility room.

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Approx. Gross Internal Area
78 Sq M – 842 Sq Ft Incl Outhouse



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these 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 misstatement. 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.

