



Broadlands Avenue

Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Broadlands Avenue
Chesham, Buckinghamshire, HP5

Asking Price: £495,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Semi detached family home
- Immaculately presented
- Far reaching views across Chesham
- Three double bedrooms
- Fitted kitchen and breakfast room
- Living room with log burner
- Bathroom and shower room
- Rear garden with outbuildings
- Garage in a block
- EPC: D

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The Property

Positioned in a quiet residential area, Broadlands Avenue is a beautifully presented semi-detached family home offering an exceptional blend of character, comfort and stunning panoramic views across the Chesham valley. The property is approached via steps and is set behind a charming re-wilded front garden.

The ground floor is thoughtfully arranged, featuring a stylish bathroom with a classic roll top bath, a bright and airy living room with parquet flooring and a cosy log burning stove. There is a well-appointed fitted kitchen with a breakfast area that opens directly to the rear patio, perfect for al fresco dining or enjoying the surrounding views.

Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a modern shower room, making the layout ideal for families or guests.

Outside, the rear garden is a true highlight. There is a paved patio area and a beautifully maintained levelled lawn, while a raised garden studio/office, fully equipped with power and light, offers a versatile space for home working, hobbies, or relaxation. Additional features include a summerhouse, a substantial storage shed and there is a separate garage located in a nearby block, providing ample storage and practicality.

Situated in a quiet cul-de-sac location is this beautifully presented semi-detached family home. The property is in an elevated position with far reaching views across Chesham and a short walk to the town centre and station. This light and bright property has a living room, kitchen and breakfast area, three double bedrooms, a bathroom and separate shower room. The rear garden has a levelled lawn, patio area and garden office/studio and there is a garage in a block.

This is a home that seamlessly combines thoughtful design, natural charm and a spectacular setting, all within easy reach of Chesham's amenities, schools and transport links.

Location

Situated only a short distance into the centre of Chesham with its pedestrianised High Street which has numerous individual shops and coffee shops alongside Waitrose & Sainsbury's.

Chesham also has a variety of attractions including a theatre, leisure centre and recently renovated 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.

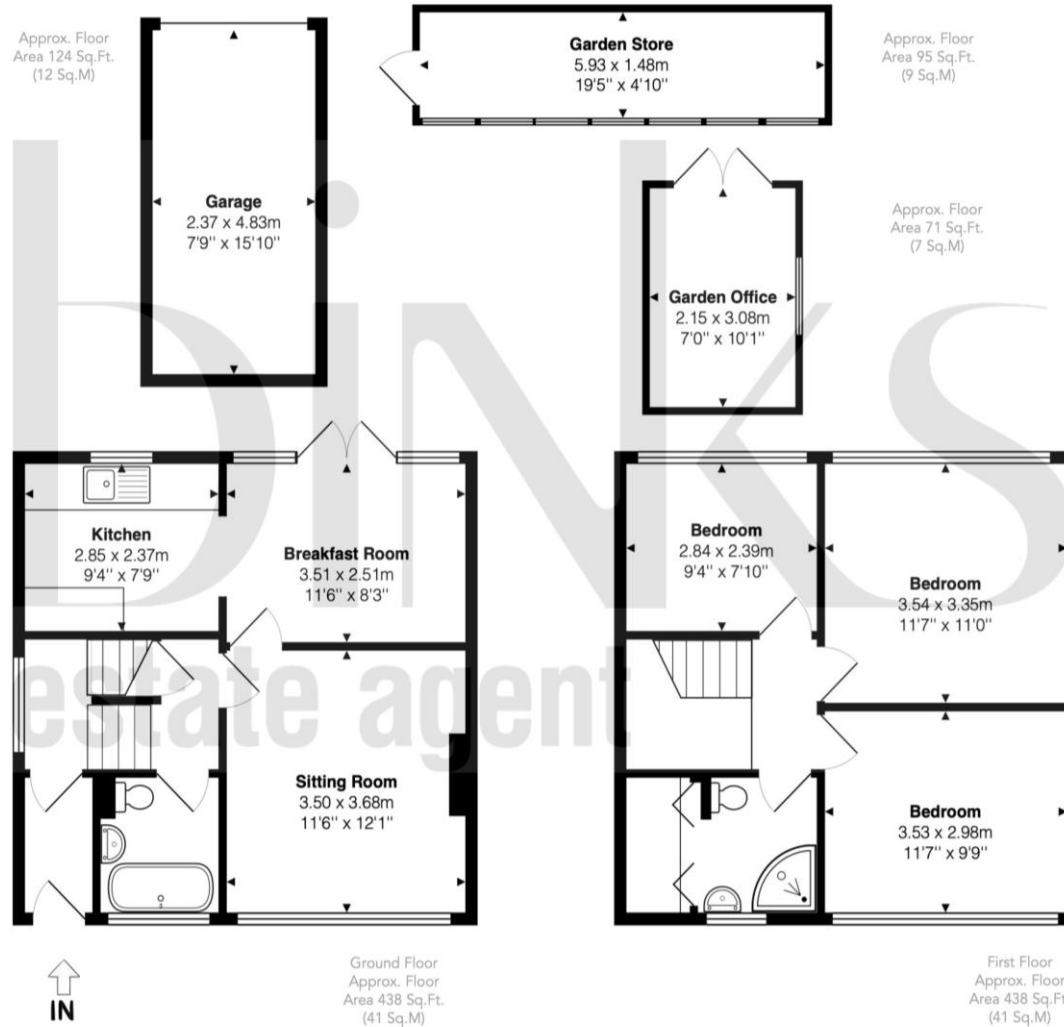
Chesham Metropolitan line station offers fast services into Central London and The City beyond. The M25 and M40 motorway and A41 road networks are also easily accessible from the property.

Costs

Council Tax: Buckinghamshire Council – Band D - £2,456.18 (For the period 2025-2026)

Approx. Gross Internal Area

108 Sq M – 1165 Sq Ft



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.

