



High Street

Amersham, Buckinghamshire, HP7

binks
estate agent

{ The Particulars

High Street
Amersham, Buckinghamshire, HP7

Guide Price: £850,000
Freehold

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

Features

- Elegant three-storey mid-terrace cottage
- Tucked away behind a delightful cottage garden
- Attractive front and rear cottage gardens
- Spacious sitting / dining room
- Fitted kitchen with integrated appliances
- Three bedrooms plus study area
- Three refurbished shower rooms
- Beautifully renovated by the current owner
- Sought-after Old Amersham setting
- EPC: D | Chain Free

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The Property

Positioned in the historic heart of Old Amersham, this attractive mid-terrace cottage has been carefully renovated by the current owner and is presented in excellent condition throughout. Offered to the market chain free, the property combines period charm with well-considered modern improvements.

A delightful cottage-style front garden, incorporating useful bin storage, leads to the front door and into a bright open-plan sitting and dining room. This versatile living space is enhanced by warm wooden flooring and double doors opening directly onto the rear garden, creating an easy connection between the inside and outside. The fitted kitchen is well appointed with integrated appliances and also provides direct access to the garden, while a stylishly finished, fully tiled shower room completes the ground floor.

On the first floor, there is a bedroom to the front with its own en-suite shower room, together with a second bedroom overlooking the rear garden. A separate study provides an ideal space for home working or reading and features a staircase rising to a loft room above, offering further flexibility. An additional family shower room serves this floor.

To the rear, the garden has been arranged with both day-to-day enjoyment and entertaining in mind, with a patio area, neatly maintained lawn, shrub borders and a garden shed for storage. Altogether, this is a beautifully presented period home in one of Old Amersham's most sought-after settings, offering a rare blend of character, versatility and modern comfort.

Set back behind a beautifully stocked cottage garden, this attractive mid-terrace cottage, dating from 1892, has been carefully renovated by the current owner and is offered to the market chain free. Arranged over three floors, the property provides three bedrooms and three shower rooms, whilst enjoying a highly convenient position within walking distance of the boutique shops, cafés and restaurants of Old Amersham.

Location

Situated in the picturesque Old Amersham, this property is surrounded by a wealth of amenities, including boutique shops, gastro pubs, and cafes. The town also offers excellent healthcare facilities and leisure amenities.

Old Amersham is renowned for its outstanding schools, including the prestigious Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls in nearby Little Chalfont.

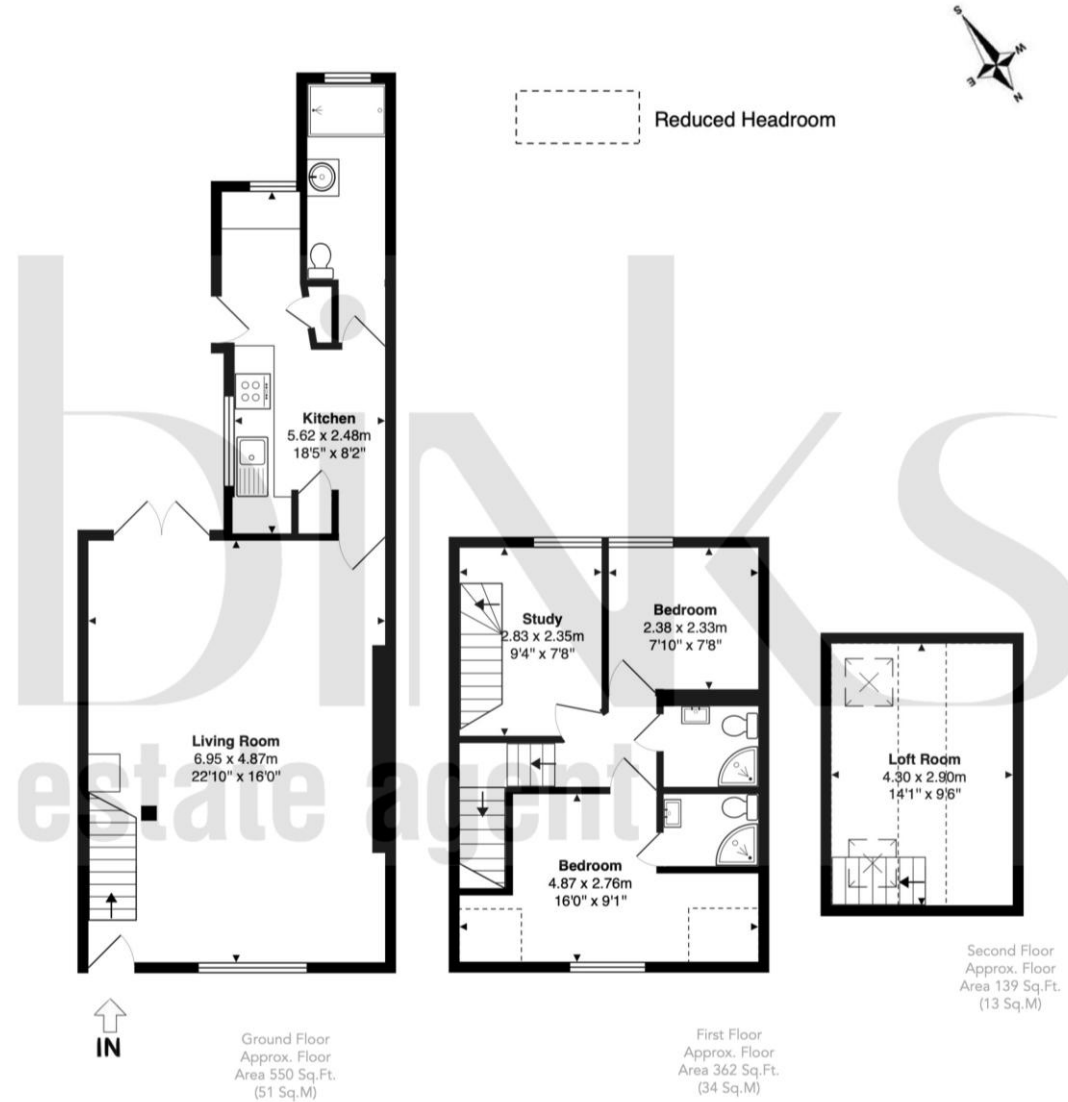
The property is well-connected, with the Metropolitan/Chiltern Line station providing quick access to central London, and easy access to the M25 and M40 motorways for wider travel.

Material Information (Including Costs)

Property Type: Period mid-terraced cottage
Listed: No
Heating: Gas Central with combination boiler
Parking: On Street
EPC: D
Local Authority: Council Tax – Buckinghamshire Council – Band F - £3,735.88 (for the period 2026-2027)
Tenure: Freehold

High Street, Old Amersham, HP7 0EG

Approx. Gross Internal Area
986 Sq M – 1051 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.

