



## Chestnut Lane

*Amersham, Buckinghamshire, HP6*

**binks**  
estate agent

# { The Particulars

Chestnut Lane  
Amersham, Buckinghamshire, HP6

**Guide Price: £575,000**  
Freehold

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

## Features

- Well-presented end of terrace house
- Three bedrooms
- Two double bedrooms and one good size single bedroom
- Contemporary kitchen with matt white units
- Dual aspect reception room with French doors to the garden
- Downstairs cloakroom
- Mature rear garden with patio area and side access
- Single garage with parking area to the side
- Walking distance to Amersham town, amenities and excellent schooling
- EPC: D | **Chain free**

**Binks Estate Agents**  
Hill Avenue  
Amersham, HP6 5BT  
01494 434234  
sales@binksweb.com  
www.binksweb.com

## The Property

This well-presented three-bedroom end of terrace house offers practical and well-arranged accommodation, together with a good size mature rear garden, garage and parking.

The property is approached via a pretty front garden, with access into a family/dining room which provides a useful and versatile space. This area could work well as a hallway, study area or additional reception space, depending on the needs of the buyer. There is also a downstairs cloakroom positioned off the entrance lobby.

The kitchen is fitted with a contemporary range of matt white wall mounted and base units, complemented by laminate work surfaces. A glazed side door provides direct access to the side of the property and onward access to the rear garden.

The main reception room is a bright dual aspect space, offering a comfortable sitting and dining area. French doors open directly onto the patio and garden beyond, creating a pleasant connection between the house and outside space.

To the first floor, the landing gives access to three bedrooms, the family bathroom and an airing cupboard. There are two double bedrooms and one good size single bedroom. Two of the bedrooms benefit from fitted wardrobes, providing useful built-in storage. The bathroom is finished with modern fixtures and fittings.

Outside, the rear garden is a particular feature, being well established with mature planting and a patio area adjoining the house. There is side access to the garden, together with access to a single garage and parking area located to the side of the property.

## Location

Chestnut Lane is an established residential road within Amersham, well placed for access to the town's amenities, local schooling and transport connections. The setting is particularly convenient for buyers seeking a practical family home in a mature residential area, while still being within reach of Amersham's shops, station and wider facilities.

Amersham is a highly regarded Chiltern town, combining the convenience of Amersham on the Hill with the character and period appeal of the historic Old Town. Amersham on the Hill provides an excellent range of high street shops, cafés, restaurants and day-to-day amenities, together with Amersham Station, offering both Metropolitan Line and Chiltern Railways services to London Baker Street and Marylebone.

The Old Town adds a further dimension to the area, with its selection of restaurants, gastro pubs, independent boutiques, period buildings and an Aldi. Amersham is particularly well regarded for its excellent schooling in both the state and independent sectors, notably including Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls in nearby Little Chalfont, which remain a significant draw for many buyers moving to the area.

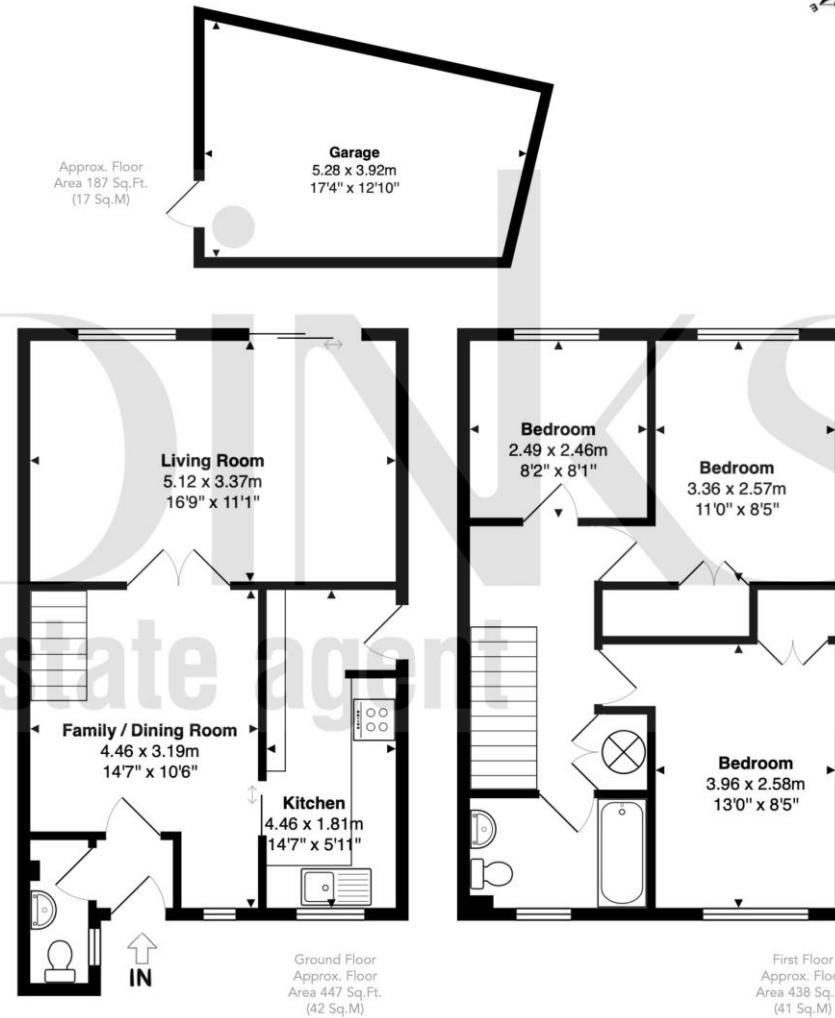
There is also a broad range of community and leisure amenities, including a library, doctors' surgeries, dentists and the Chiltern Lifestyle Centre, with gym and swimming pool facilities. The area is also well connected by road, with the M25 and M40 both within easy reach.

A well-presented **chain free** three-bedroom end of terrace home, positioned in a convenient residential setting within walking distance of Amersham town centre, local amenities and well-regarded schooling. The property offers bright and practical accommodation, a contemporary kitchen, downstairs cloakroom, dual aspect reception room, mature rear garden, side access, single garage and parking to the side.

# Chestnut Lane, Amersham, Buckinghamshire, HP6 6EN

Approx. Gross Internal Area

96 Sq M – 1071 Sq Ft



## Material Information (Including Costs):

Property Type: End of terrace three bed house  
Tenure: Freehold  
Heating: Gas-fired central heating with combination boiler  
Parking: Gated parking space and single garage  
Local Authority: Buckinghamshire Council  
Council Tax Band: Band E - £3,161.13 (for 2026/2027)  
EPC: D

## 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.

