



Forelands Way

Chesham, Buckinghamshire, HP5

binks
estate agent

{ The Particulars

Forelands Way
Chesham, Buckinghamshire, HP5

Guide Price: £425,000
Freehold

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

Features

- End of terrace townhouse
- Convenient no-through road position
- Easy, level walk to Chesham town centre and station
- Two allocated parking spaces
- Good size kitchen/breakfast room
- First floor living room opening to the garden
- Principal bedroom with fitted wardrobe storage
- Pretty tiered north-east facing rear garden with side access
- **Chain free**
- EPC: C

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The Property

This chain free end of terrace townhouse offers practical and well-arranged accommodation, together with two parking spaces and a mature tiered rear garden.

The property is approached from a no-through road and opens into a good size entrance hall. From here there is access to the downstairs cloakroom, kitchen/breakfast room, useful understairs storage and stairs rising to the upper floors.

The kitchen/breakfast room is a good size and is fitted with a range of wall and base units, with work surface space and room for a small breakfast table if required. The gas combination boiler is also located within this room.

To the first floor, the living room is positioned to the rear and has French doors opening directly onto the garden. This provides a pleasant outlook and creates a good connection between the reception space and outside area.

The next floor provides access to the family bathroom, second bedroom, airing cupboard and loft access. The second bedroom is arranged as a small double bedroom, while the bathroom is fitted with a white suite.

The principal bedroom is positioned on the top floor and benefits from fitted wardrobe storage, together with an outlook over the rear garden.

Outside, the rear garden is tiered, north-east facing and well established with mature shrubs and planting. There is also shed storage and side access. The garden provides a useful outside space, with scope to create seating or entertaining areas.

Location

Forelands Way is positioned within a no-through road off an attractive cobbled street, well placed for Chesham town centre, the Metropolitan Line station and local amenities. The setting is particularly convenient for buyers seeking a central location, two parking spaces and an easy, level walk into town.

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 and 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 services into Central London and The City beyond. The M25, M40 and A41 road networks are also accessible from the property.

Material Information (Including Costs)

Property Type: End of terrace two bed townhouse

Tenure: Freehold

Heating: Gas-fired central heating with combination boiler

Parking: Two allocated parking spaces to the front of the property

Local Authority: Buckinghamshire Council

Council Tax Band: Band D - £2,614.92 (for 2026/2027)

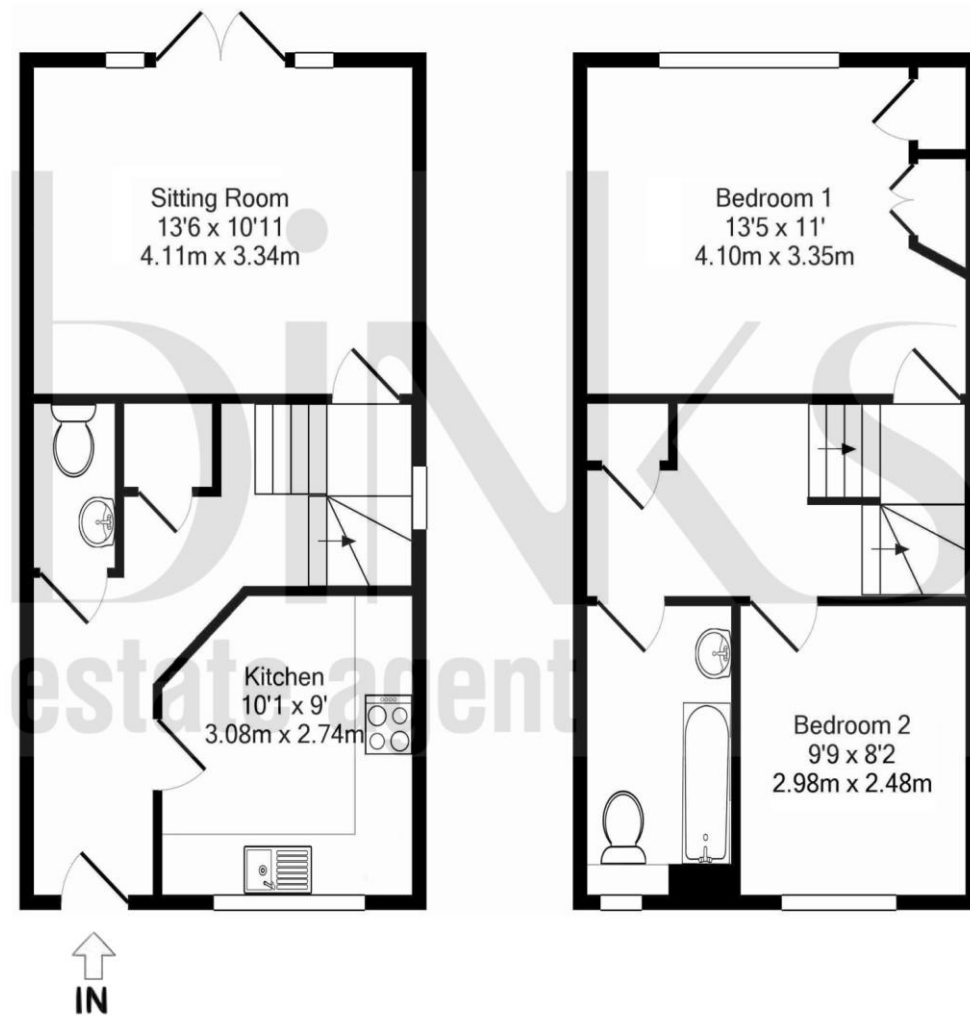
EPC: C

A chain free two-bedroom end of terrace townhouse, conveniently positioned within a no-through road and within an easy, level walk of Chesham town centre and station. The property offers well-arranged accommodation, two parking spaces, a good size kitchen/breakfast room, a first floor living room with French doors to the garden, a tiered north-east facing rear garden with side access.

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Approx. Gross Internal Area

69 sq m – 737 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.

