



**99Home Ltd.**

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2 Bed Terraced In East Street , Chesham, HP5 1HQ

£320,000



Ref:16984





## SHORT DESCRIPTION

Property Ref: 16984 A Unique and Characterful Home in the Heart of Chesham Occupying a prime position within Chesham town centre, this beautifully converted cottage presents a rare opportunity to acquire a distinctive home that seamlessly blends historic charm with contemporary living. Forming part of an exclusive development of just four cottages, the property has been sympathetically restored and finished to an exceptional standard, creating an attractive and energy-efficient home ideal for first-time buyers, professionals, downsizers, or investors alike. Arranged over three floors, the accommodation has been thoughtfully designed to maximise both space and natural light. Attractive wood-effect flooring flows throughout, while the stylish kitchen is fitted with an excellent range of contemporary cabinetry, elegant quartz worktops, and integrated appliances including an electric fan oven, hob with extractor hood, fridge freezer, and washer dryer. The first floor offers a versatile room that can be utilised as a guest bedroom, home office, or study, making it perfectly suited to modern lifestyles. This level is complemented by a well-appointed wet room featuring contemporary fixtures and fittings. Occupying the entire second floor, the impressive principal bedroom suite provides a peaceful retreat, complete with its own bathroom and extensive eaves storage, creating a practical yet luxurious private space. A Property Steeped in Local History The property forms part of a building believed to have originally housed the Old British School, founded in 1828 and recognised as Chesham's first school. Elements of this fascinating heritage remain visible today, including original brickwork bearing the marks of slate pencils sharpened by former pupils, offering a unique connection to the town's rich past. Exceptional Town Centre Location The property enjoys an enviable location just moments from the amenities of Chesham town centre and approximately 0.2 miles from Chesham Underground Station, providing direct Metropolitan Line services into Central London, including Baker Street and Aldgate. A particular advantage is the ability to reach the High Street and station without needing to cross any busy main roads, making day-to-day life both convenient and safe. The town offers a comprehensive range of shopping, dining, and leisure facilities, with Waitrose, Sainsbury's, independent retailers, cafés, and restaurants all within easy reach. For those who enjoy outdoor pursuits, Lowndes Park is just a short stroll away, offering beautiful lakeside walks, open green spaces, and direct access to the surrounding Chiltern countryside. The area is particularly well regarded for its combination of commuter convenience and access to natural beauty. Excellent road links further enhance the property's appeal, with the A41 approximately 5.5 miles away and Junction 18 of the M25 around 7 miles distant, providing straightforward connections to London, the wider motorway network, and major international airports. Combining period character, modern specification, and a highly desirable location, this exceptional home represents an outstanding opportunity to acquire a truly unique property in one of Buckinghamshire's most attractive market towns. This version reads more like a premium estate agent brochure and subtly emphasises the benefit of being able to walk to the High Street and station without crossing busy roads. Property Type: Terraced Full selling price: £320000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 548.959 sq.ft. Heating Type: Electric Heating Chain Sale or Chain Free: Vacant Possession of the property: Freehold -----

2

Bed Room(s)

2

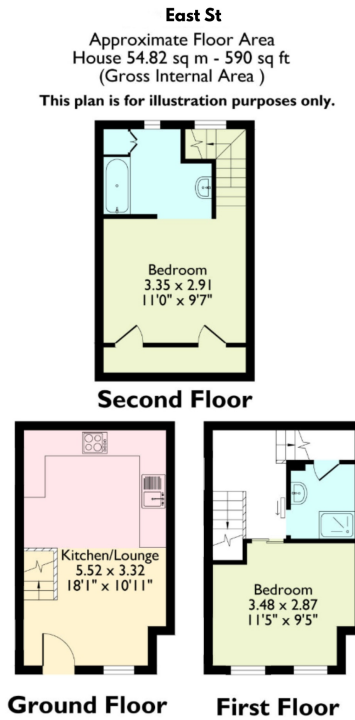
Bath Room(s)

1

Living Room(s)

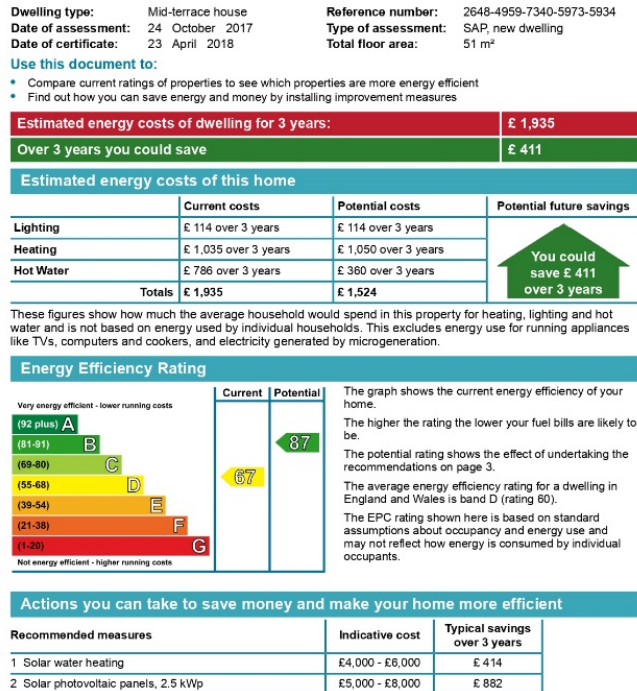
# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

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