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

£305,000



Ref:17362





SHORT DESCRIPTION

Property Ref: 17362 A Unique and Characterful Home in the Heart of Chesham Set in the heart of Chesham town centre, this beautifully converted cottage forms part of an exclusive development of just four homes, combining period character with modern living. Arranged over three floors, the property features a bright open-plan living area with dual-aspect windows, wood-effect flooring and a stylish kitchen with quartz worktops and integrated appliances. The first floor offers a versatile room ideal as a guest bedroom, home office or study, alongside a contemporary wet room. The entire second floor is dedicated to the principal bedroom, complete with a private bathroom and useful eaves storage. Rich in 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. Original features, including historic brickwork marked by former pupils sharpening slate pencils, provide a fascinating link to the property's past. Prime Town Centre Location Located just moments from Chesham's shops, cafés, restaurants and everyday amenities, the property is approximately 0.2 miles from Chesham Underground Station, offering direct Metropolitan Line services to Central London. Lowndes Park and the surrounding Chiltern countryside are also within easy reach, while the A41 and M25 provide excellent road connections. Combining historic charm, contemporary design and an exceptional town centre location, this is a truly distinctive home with excellent appeal for homeowners and investors alike. Property Type: Terraced Full selling price: £310000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating:D Measurement: 590 sq.ft. Heating Type: Electric Heating Chain free Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

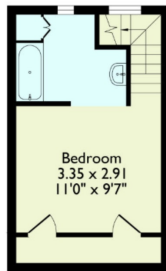
FLOOR PLAN

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

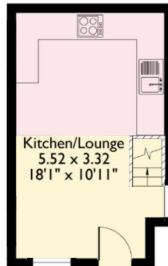
188 East St

Approximate Floor Area
House 54.82 sq m - 590 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.



Second Floor



Ground Floor



First Floor

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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