



Whielden Street, Amersham, Buckinghamshire, HP7 0HU

£930,000 FREEHOLD

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HP7 0HU

*Exquisite three bedroom semi-detached, Grade II listed residence located at the heart of Amersham's Old Town.*

**ACCOMMODATION SUMMARY:** Entrance portico | Open plan Reception Room & Sitting Room | Contemporary Kitchen with Breakfast/Dining Area | 3 Bedrooms | Luxury Bathroom | Outdoor Studio | Attractive gardens | REF: KB-1250

**THE PROPERTY:** This delightful Grade II listed semi-detached residence has been meticulously enhanced by the current owners, presenting in superb decorative order. The interior seamlessly blends the charm of exposed brick walls and beams with contemporary touches, creating a truly unique living space. The welcoming front entrance portico leads into the main reception room, where character meets modern comfort with bespoke window shutter blinds and a sleek wood burner nestled within an original fireplace. Adjacent, a versatile room currently serves as a relaxing lounge and reading room, defined by attractive vertical beams and a quarry tiled floor – offering the potential for an elegant formal dining room. To the rear, the light and thoughtfully designed 'John Lewis of Hungerford' kitchen boasts white satin handle-less cabinetry complemented by stylish granite worktops, all set upon a natural stone floor. Integrated appliances include a dishwasher, undercounter fridge and a separate freezer, a wine cooler, and a range oven. A convenient Box Larder with shelving and a dedicated utility space complete this impressive kitchen. Ascending to the first floor, there are three beautifully appointed bedrooms, each offering its own distinct appeal. The principal bedroom has the convenience of built-in wardrobes, providing ample storage. The versatile third bedroom is currently utilized as a chic dressing room, featuring a fitted 'Vitsoe' hanging rail and a storage unit. Servicing the bedrooms is a luxury bathroom suite, showcasing custom herringbone tiled walls, an inset vanity unit and a Villeroy & Boch bath with a shower overhead. A discreetly positioned towel rail ensures comfort and warmth throughout the year.





**OUTSIDE:** Stable doors from the kitchen open onto the delightful cottage gardens which have been carefully landscaped, giving colourful year round interest and an ideal sanctuary during the warmer months. A gravelled terrace adjoining the house provides ample space for entertaining, whilst a pathway to one side meanders through the garden to a pretty garden room/studio which is insulated and installed with light and power supply. Additional features include an artificial lawn, well stocked shrub and flower beds and a number of native trees including Silver Birch, Willow and a mature apple tree. Tucked away to one side is a bin store and a gateway opposite provides external access.

**SITUATION:** The historic market town of Amersham enjoys an idyllic setting at the heart of the Chilterns. Within the town centre are a variety of renowned restaurants, cafes and bars together with boutique clothing shops. There is also a Tesco superstore within close proximity. The area is also noted for its excellent schools, with the property falling within catchment for St Mary's Primary and Dr Challoner's Grammar School. For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Baker Street and Marylebone respectively. Whilst vehicular links to London and Heathrow can be accessed via junction 2 of the M40 (Beaconsfield) or M25 at junction 18 (Chorleywood), both of which are within 7 miles.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electric, water and drainage

**COUNCIL TAX:** Band F

**EPC RATING:** D

**DIRECTIONS:** what3words: //sharp.gives.tall

**FOR ENQUIRIES QUOTE REF:** KB-1250



Approximate Gross Internal Area  
 Ground Floor = 64.6 sq m / 695 sq ft  
 First Floor = 45.4 sq m / 489 sq ft  
 Garden Room = 9.2 sq m / 99 sq ft  
 Total = 119.2 sq m / 1,283 sq ft

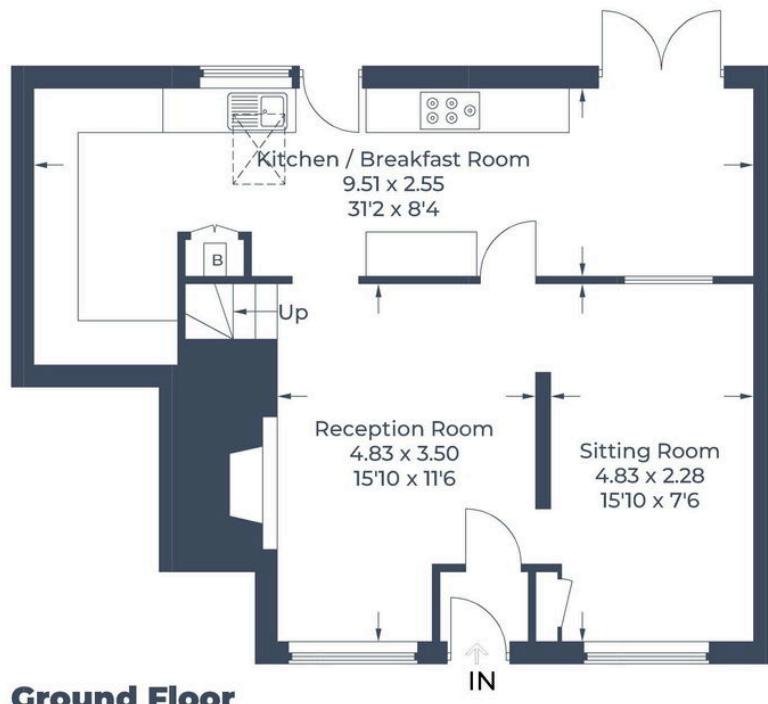


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