



Lowndes Avenue, Chesham, Buckinghamshire, HP5 2HH

Guide Price £625,000 FREEHOLD

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Lowndes Avenue, Chesham, Buckinghamshire, HP5 2HH

A charming 1930s detached home with outstanding potential, situated on a desirable residential road within half a mile of Lowndes Park, Chesham town centre and the Metropolitan railway station.

Entrance Hall | 2 Reception Rooms | Kitchen | 3 Bedrooms | Family Bathroom | Attractive Gardens | Garage | Driveway Parking | REF: KB-1250

THE PROPERTY: This handsome 1930s detached home exudes character and offers a superb opportunity for a buyer to create their dream family residence. Stepping inside, the welcoming entrance hall leads to two bright and spacious reception rooms, ideal for both family living and entertaining. The well-proportioned kitchen provides the perfect canvas for a modern refit. Upstairs, you will find three comfortable bedrooms and a family bathroom. While the property has been well-maintained, it presents a blank slate for a new owner to undertake a comprehensive renovation and, subject to planning, extend the existing footprint to create a truly exceptional home in a sought-after location.

OUTSIDE: The property is set back from the road, with driveway parking to one side, leading to a detached garage. The front gardens, with their mature borders, offer scope for imaginative landscaping or further driveway extension. A particular highlight is the sizeable rear garden, which is predominantly laid to a sprawling lawn. The garden is bordered by high, mature hedges and trees, creating a wonderful sense of seclusion and a private oasis for children to play and for outdoor entertaining.





SITUATION: 37 Lowndes Avenue enjoys an enviable position in one of Chesham's most highly sought-after areas. The home is just a stone's throw from the glorious open spaces of Lowndes Park, with its picturesque lakeside walks and trails. The bustling Chesham town centre, with its excellent range of shops, including Waitrose and Sainsbury's, and a diverse selection of restaurants and cafes, is approximately half a mile away. The Metropolitan line station, providing direct services to Baker Street and Aldgate, is also within a convenient walking distance, making it ideal for commuters.

The town's cultural hub, The Elgiva Theatre, offers a rich programme of films and live entertainment. Families will appreciate Buckinghamshire's renowned education system, with the property falling within the catchment area for both Chesham and Dr Challoner's Grammar schools.

For details on school admission criteria, please contact the Local authority: www.buckinghamshire.gov.uk



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electric, water and drainage

COUNCIL TAX: Band E

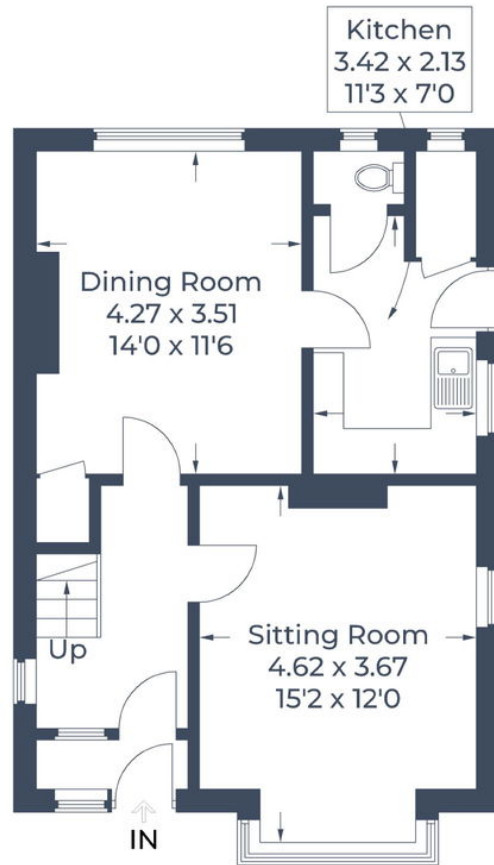
EPC RATING: E

DIRECTIONS: what3words: ///mull.tribe.ridge

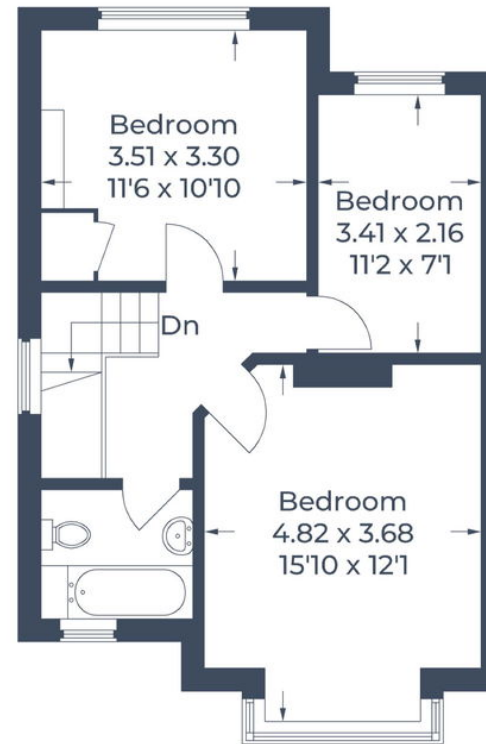
FOR ENQUIRIES QUOTE: KB-1250



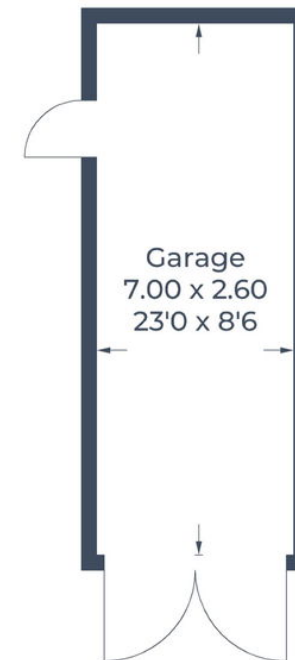
Approximate Gross Internal Area
 Ground Floor = 50.4 sq m / 542 sq ft
 First Floor = 46.8 sq m / 504 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Total = 115.4 sq m / 1,242 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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