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35 Bois Lane, Amersham, Buckinghamshire, HP6 6BT

An immaculately presented and highly characterful three-bedroom Victorian end-of-terrace house.

- Attractive three-bedroom Victorian end of terrace house
- Two spacious reception rooms
- Charming cottage style kitchen
- Characterful yet modern family bathroom
- Mature beautifully landscaped rear garden (outdoor w/c)
- Many stunning original period features
- Close to Chesham Bois and Elangeni primary schools
- Short distance to the renown Dr. Challoners School
- Potential to extend further S.T.P.P
- Level walk to Amersham town centre and station

An excellent three-bedroom Victorian end-of-terrace house, located in the highly desirable Chilterns village of Chesham Bois. Offering bright and well-proportioned accommodation, this property presents a fantastic opportunity for a couple or a family to move straight in and start enjoying their new home. The ground floor comprises two spacious reception rooms and a charming kitchen. Upstairs, the first floor features two beautifully presented double bedrooms and a stylish family bathroom. The top floor is home to another generously sized bedroom. Externally, the property boasts a mature and neatly landscaped rear garden with access to an outdoor W.C. Please note, the property offers potential for extension, subject to the usual consents. Early enquiries are strongly recommended to avoid disappointment.



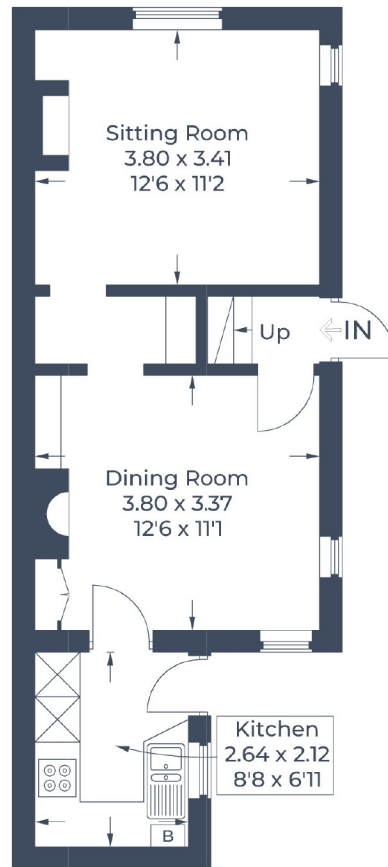


Chesham Bois is a charming Chilterns village with a beautiful church (St. Leonard's), a lovely common, and ancient woodland to explore. The village also has a small parade of shops including a convenience store, cycle shop, and an award-winning butcher. Highly regarded primary schools, Chesham Bois C of E and Elangeni, offer an excellent start for young children. Amersham Met. Line station (0.8 miles) offers a fast rail service into central London (Chiltern Rail).

Tenure: Freehold | EPC Rating: D | Council Tax Band: E



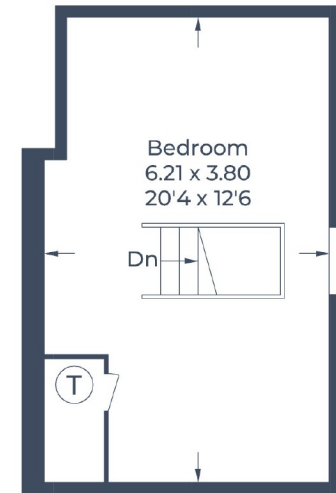
Approximate Gross Internal Area
 Ground Floor = 36.6 sq m / 394 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 Second Floor = 23.0 sq m / 247 sq ft
 Total = 95.9 sq m / 1,032 sq ft



Ground Floor



First Floor



Second Floor

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

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