



63 Aylward Gardens, Chesham, Buckinghamshire. HP5 2QZ

Guide Price £695,000 FREEHOLD

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A very well-presented four-bedroom semi-detached home, situated in a desirable residential location convenient for Chesham town centre, the Metropolitan line station, and the many amenities the area has to offer.

4 Bedrooms | 2 Bathrooms (1 En Suite) | 3 Reception Rooms | Fitted Kitchen | Cloakroom | Driveway Parking | EV Charging | Rear Gardens
| REF: KB-1250

THE PROPERTY: Approached via a portico and front door opening into a welcoming entrance hall with an attractive parquet herringbone floor, the property offers generous and well-arranged living accommodation. The charming sitting room enjoys views to the front and features an open fireplace with a decorative surround. Opposite is a study, recently converted from the integral garage, which benefits from a practical walk in utility cupboard to the rear.

The centrally located fitted kitchen features an extensive range of cabinetry with ample work surfaces and space for freestanding appliances, including a range oven, large fridge-freezer, dishwasher, and wine cooler. Beyond the kitchen is an inner vestibule with a cloakroom and an external door.

An archway leads through to a delightful open-plan reception room, which in turn flows into a bright, double-aspect dining room with doors opening onto the attractive rear patio.

To the first floor, the principal bedroom features built-in wardrobes and an en suite shower room. There are three further bedrooms, one with full width fitted wardrobes, all serviced by a well-appointed family bathroom.

OUTSIDE: The property is approached to the front by a spacious brick-paved driveway providing off-road parking for at least two cars. One side features a neatly kept lawn, while the other offers a path and gated access to the secluded rear gardens.





Adjoining the rear of the house is a recently laid patio, ideal for outdoor entertaining during the warmer months, leading onto a large expanse of lawn. A garden shed sits at the rear of the plot. Newly installed fencing encloses the rear and one side boundary, with a mature hedge offering screening to the other.

SITUATION: Aylward Gardens is a highly regarded residential road in one of Chesham's most 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 scenic trails. Chesham town centre –approximately 0.9 miles away–offers an excellent range of shops, including Waitrose and Sainsbury's, along with a diverse selection of cafés and restaurants. The Metropolitan line station, providing direct services to Baker Street and Aldgate, is within convenient walking distance, ideal for commuters.

The town's cultural hub, The Elgiva Theatre, hosts a rich programme of films and live performances. Families will appreciate Buckinghamshire's renowned education system, with the property falling within the catchment area for both Chesham Grammar School and Dr Challoner's Grammar School. For details on school admission criteria, please contact Buckinghamshire Council: www.buckinghamshire.gov.uk



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electricity, water & drainage

COUNCIL TAX: Band E

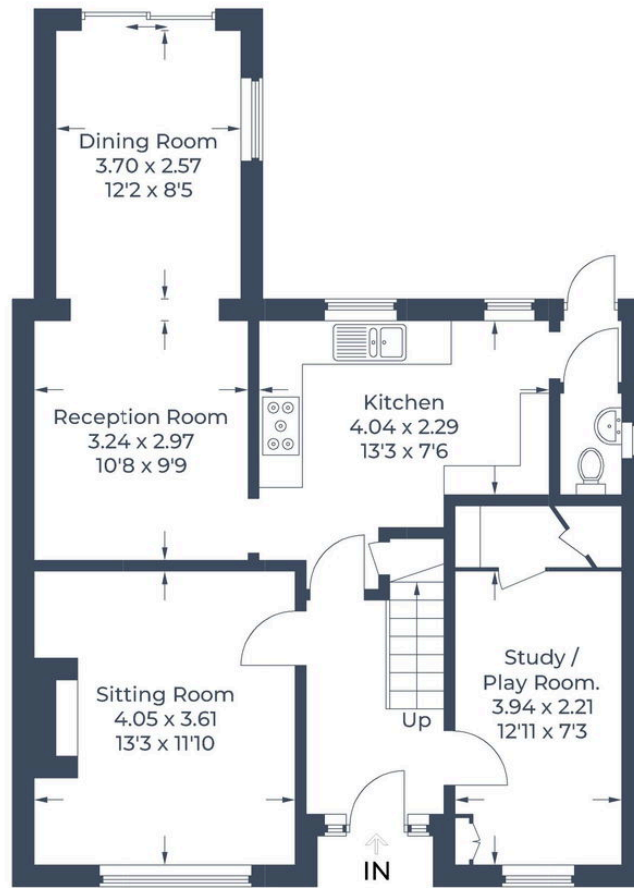
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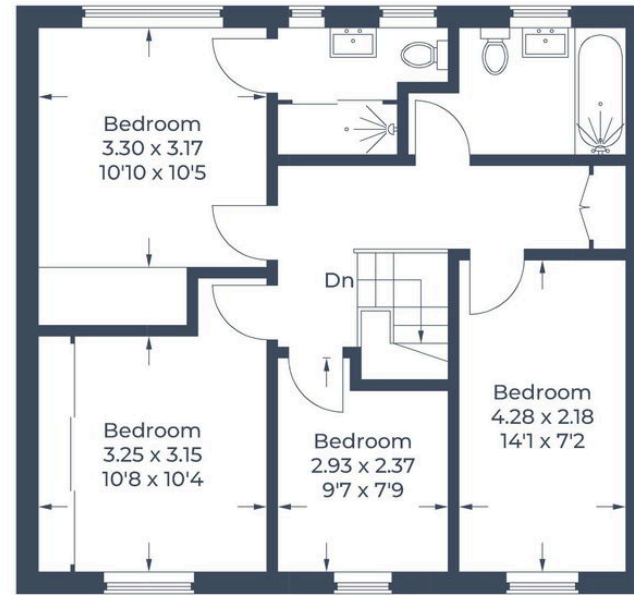
FOR ENQUIRIES QUOTE REF: KB-1250



Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 60.7 sq m / 653 sq ft
Total = 130.6 sq m / 1,405 sq ft



Ground Floor



First Floor

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