



**Connells**

Bellingdon Road  
Chesham



### Property Description

This charming and beautifully presented terraced cottage is ideally located in Chesham, just a short ten-minute walk from the town centre and Metropolitan line station, providing direct access into London.

Rich in character, the property opens into a bright and welcoming reception room, featuring a bay window that floods the space with natural light, alongside a cosy fireplace that enhances its inviting ambiance.

To the rear, the spacious kitchen/breakfast/family room serves as the heart of the home. Thoughtfully designed, it offers a range of wall and base units, an integrated oven and hob, and ample space for dining and relaxation. Stairs lead to the first floor, while double doors provide seamless access to the rear garden.

Upstairs, the property offers a generous principal bedroom, a second bedroom ideal for guests or home working, and a well-appointed family bathroom complete with a shower over the bath, WC, and wash basin.

Externally, the fully enclosed rear garden provides a delightful outdoor retreat, featuring a decked seating area, lawn, and a useful brick-built storage shed—perfect for both relaxing and entertaining.

### Reception Room

11' 10" max x 10' 5" max (3.61m max x 3.17m max)

### Kitchen/Breakfast/Family Room

24' 5" max x 8' 8" max (7.44m max x 2.64m max)

### Bedroom One

10' 5" max x 9' 11" max (3.17m max x 3.02m max)

### Bedroom Two

7' 8" max x 6' max (2.34m max x 1.83m max)

### Bathroom

11' 6" max x 4' 1" max (3.51m max x 1.24m max)







**Ground Floor**

**First Floor**

Total floor area 58.3 m<sup>2</sup> (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WYC313443](http://connells.co.uk/Property/WYC313443)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC313443 - 0011