



4 Amy Lane, Chesham, Buckinghamshire. HP5

Guide Price £895,000

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A modern four-bedroom detached family home, ideally situated on the fringes of Chesham's Old Town. Less than a mile from the town centre and Metropolitan Line station, it offers stylish, practical living in a prominent location, perfectly suited to families seeking space, comfort, and convenience.

4 Bedrooms | 2 Bathrooms (1 En Suite) | 2 Reception Rooms | Open plan Kitchen | Entrance Hall w/Cloakroom | Garage| Driveway Parking | Gardens | REF: KB-1250

THE PROPERTY: A covered entrance portico leads into a welcoming reception hall with a cloakroom. To one side, a cosy reception room features a wood burner within a striking fireplace, with a double aspect and sliding glass doors opening into a well-appointed conservatory. At the heart of the home is an impressive open-plan kitchen, finished in a classic contemporary style with cream shaker cabinetry, quality worktops, and a range of integrated appliances, including an electric fan oven, hob, and dishwasher. There is space for an American-style fridge freezer and a wine cooler, while the dining area enjoys views over the rear garden.

The first floor offers four generously proportioned bedrooms, including a principal suite with a luxurious en suite bathroom. The remaining bedrooms are served by a sophisticated family bathroom, completing a home that combines elegance, comfort, and practicality for modern family living.





OUTSIDE: Approached via a gated entrance, the property sits behind a brick-paved driveway offering ample off-road parking and convenient turning space. The front is framed by neatly maintained conifer hedging, providing year-round privacy and a sense of seclusion. A pathway to the side leads to the rear garden, which has been thoughtfully designed for low-maintenance living. Featuring a generous patio terrace, it is perfect for alfresco entertaining during warmer months, flowing seamlessly onto a spacious artificial lawn that provides an open, versatile space for family life and relaxation.

SITUATION: The property is conveniently situated less than half a mile from Chesham Town centre and its Metropolitan Line station. Local amenities include a gym with tennis courts and an outdoor heated swimming pool, while the town offers a mix of high street and independent shops, including Waitrose and Sainsbury's. For commuters, regular Metropolitan Line services provide easy access to Aldgate, and road connections to London and beyond are straightforward via the A41 or the M25 at Chorleywood. The area is also renowned for its excellent schools, both primary and secondary, including Chesham Grammar and Dr Challoner's Boys and Girls Schools. Admission criteria can be found on Buckinghamshire.gov.uk



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electricity, water & drainage

COUNCIL TAX: F

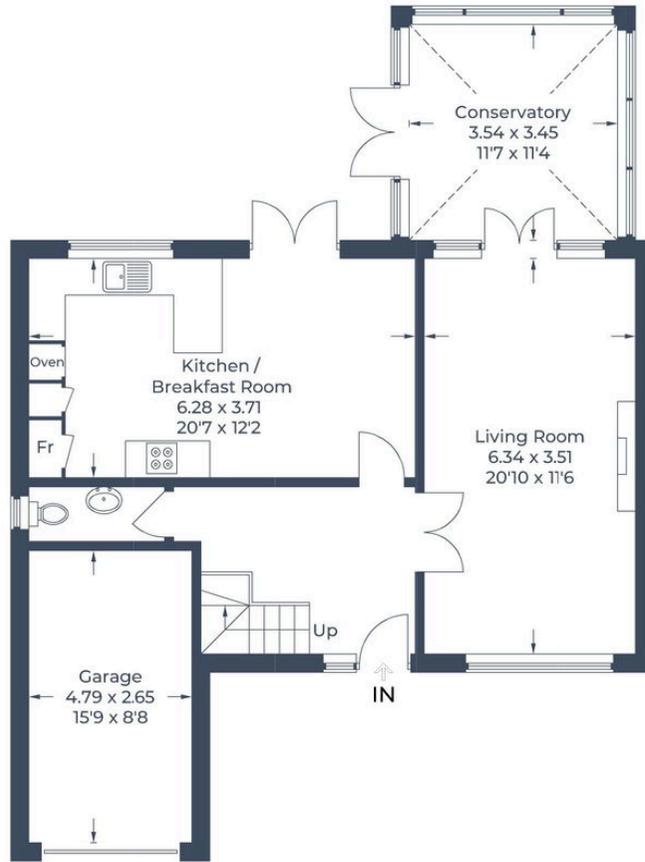
EPC RATING: C

DIRECTIONS: what3words: ///
chair.cabin.gloves

FOR ENQUIRIES QUOTE REF: KB-1250

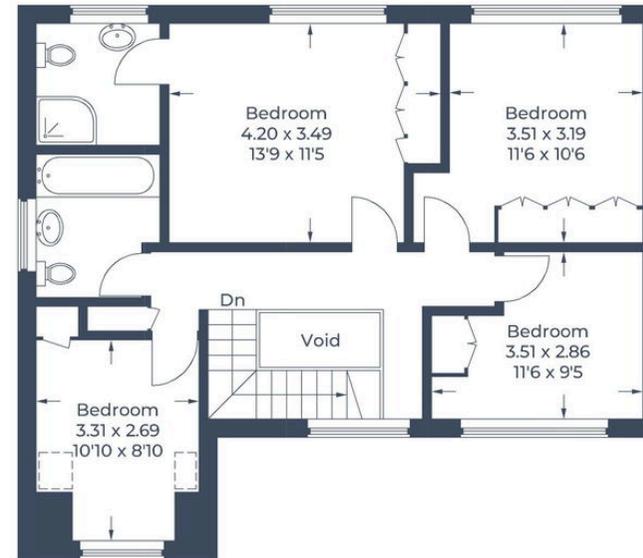


Approximate Gross Internal Area
 Ground Floor = 73.9 sq m / 795 sq ft
 First Floor = 68.6 sq m / 738 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 155.5 sq m / 1,673 sq ft
 (Excluding Void)



Ground Floor

 = Reduced headroom below 1.5m / 5'0"



First Floor

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

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