



**Connells**

Bellingdon Road  
Chesham



### Property Description

This charming and well-presented terraced cottage enjoys a prime location in Chesham, just a ten-minute walk from the town centre and the Metropolitan line station offering direct services into London.

Full of character throughout, the home welcomes you via a bright reception room featuring a bay window and a cosy fireplace.

To the rear, a spacious kitchen/breakfast/family room forms the heart of the home, fitted with a range of wall and base units, an integrated oven and hob, and a comfortable seating area. Stairs rise to the first floor, and double doors open directly onto the rear garden.

Upstairs, you'll find a generous master bedroom, a second bedroom ideal for guests or home working, and a family bathroom equipped with a shower over the bath, WC, and wash basin.

Outside, the fully enclosed rear garden offers a lovely setting for relaxation or entertaining, complete with a decked seating area, lawn, and a practical brick-built storage shed.

### 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)



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**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

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Tenure: Freehold



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