



14 Germain Street, Chesham, Buckinghamshire. HP5 1LH

Guide Price £385,000 FREEHOLD

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Offered with no onward chain. A charming Grade II listed cottage presented in excellent decorative order, conveniently placed on the edge of Chesham's High Street with the Metropolitan Railway Station approximately a quarter of a mile away.

2 Bedrooms | Family Bathroom | Open Plan Kitchen | Sitting Room w/ Inglenook Fireplace | Permit Parking Available | Courtyard Garden | Garden/Hobbies Room | REF: KB-1250

THE PROPERTY: Upon entering the property, you are welcomed by a cosy sitting room featuring an attractive inglenook with a working fireplace, complemented by a timber floor. A passageway to one side leads through to the fitted kitchen, which has been cleverly designed to make full use of the available recesses. Oak-fronted cabinetry is complemented by ample work surfaces, a sink unit and an extractor over a gas hob. Beyond the kitchen, there is space for a small dining table, whilst a partially glazed door provides access to the rear courtyard.

The first floor provides two bedrooms, comprising a good-sized double bedroom and a further bedroom with eaves storage and separate hanging/wardrobe space. Both bedrooms are served by a well-appointed bathroom suite. A loft hatch from the landing provides access to a boarded area, ideally suited for additional storage.

OUTSIDE: The attractive rear courtyard garden provides an excellent space for outdoor entertaining, with raised beds and established planting. At the end of the garden is a particularly useful garden room, which benefits from light and power and has previously been utilised as a home office/hobbies room.





SITUATION: The property is ideally situated opposite Chesham High Street and approximately a quarter of a mile from Chesham Underground station, providing Metropolitan line services to Baker Street and Aldgate. Chesham offers an excellent range of shopping and recreational amenities, including Waitrose and Sainsbury's. The Elgiva Theatre provides a diverse programme of films, theatre and other entertainment, whilst nearby Lowndes Park offers lovely lakeside walks.

Within approximately a quarter of a mile are further walks and trails around Pednor and the Chiltern Hills. Access to the A41 is approximately five and a half miles to the north, whilst Junction 18 of the M25 is approximately seven miles away at Chorleywood. Both provide convenient access to the national motorway network and international airports.



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains electric, water and drainage

COUNCIL TAX: BAND D

EPC RATING:

DIRECTIONS: what3words: ///
fits.pardon.index

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
Ground Floor = 28.6 sq m / 308 sq ft
First Floor = 28.0 sq m / 301 sq ft
Workshop = 5.9 sq m / 63 sq ft
Total = 62.5 sq m / 672 sq ft

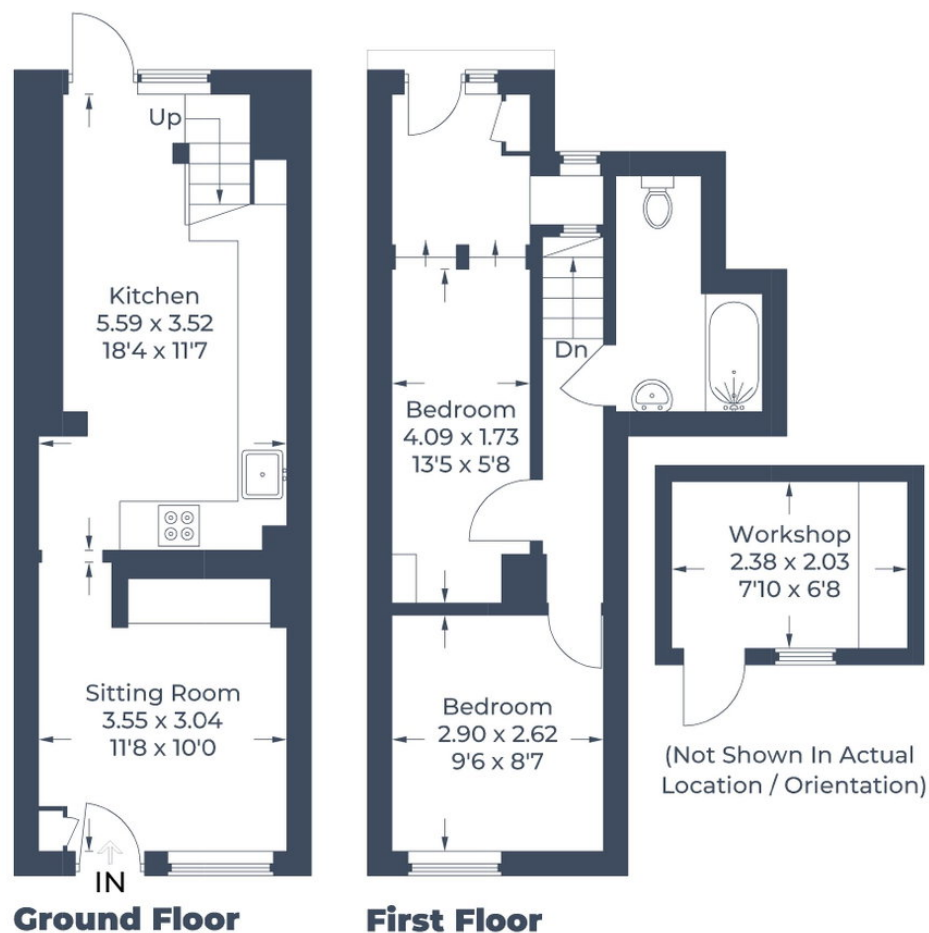


Illustration for identification purposes only,
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