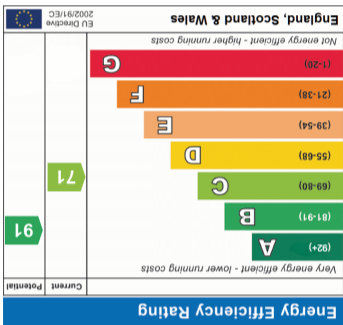


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2, Flagmaker House | Higham Road | Chesham | Buckinghamshire | HP5 2AF

£275,000

JOHN NASH & CO.

One bedroom town house | Short walk to underground station | Off street parking | Open plan living



A unique one-bedroom townhouse tucked away in a quiet residential setting yet conveniently positioned within easy walking distance of the High Street and Chesham Underground station.

### The property

This one-bedroom townhouse forms part of a historic warehouse, formerly used for traditional flag-making for both commercial and governmental clients, boasting a wealth of character and heritage, and cleverly designed with an upside down living layout.

### Entrance Hall

Entering via a characterful solid security front door, you are welcomed into a hallway with laminate flooring. There is a useful cupboard housing the hot water cylinder, with space and plumbing for a washing machine, along with a wall-mounted heater, smoke alarm, and a large understairs storage cupboard.

### Bedroom

A comfortable double bedroom benefiting from a wall-mounted heater, TV and Sky aerial points, and a rear-aspect double-glazed window allowing for natural light.

### Shower room

The shower room features a double-sized cubicle with glass door and is finished in a modern colour palette. It includes a heated towel rail and a sink unit with storage beneath. A wall-mounted mirrored cabinet with integrated light and shaver socket provides additional convenience, all complemented by laminate flooring.

### To the Upstairs

Stairs lead to an open-plan kitchen, living and dining area.

### Kitchen

A neat, modern kitchen fitted with a range of wall and base units complemented by granite worktops. There is an integrated fridge with freezer compartment and potential plumbing for a dishwasher, along with an electric oven, four-ring ceramic hob, and a recessed concealed extractor hood with downlighting. A large Velux double-glazed window with a built-in blind provides plenty of natural light.

### Living room

Completing the open-plan space is the living area, featuring a Velux double-glazed window and a leaded double-glazed window to the side. The room also benefits from TV aerial, Sky and telephone points, along with dimmable spotlights set on a track lighting system.

### To the outside

The property enjoys the benefit of one allocated parking space, conveniently situated directly outside the front door for ease of access.

### Location

Chesham lies in a picturesque valley surrounded by the Chiltern countryside. There are a wide range of shopping and dining facilities alongside national retailers including Waitrose and Sainsburys and numerous independent retailers and boutiques. There is an excellent range of leisure facilities with the Elgiva Theatre, Lowndes Park, the Moor Gym and Swim and Chartridge Golf Club. The Metropolitan Line provides a fast rail service into London. Further afield are the neighbouring towns of Amersham and Great Missenden with numerous amenities and rail links to London. Buckinghamshire is also renowned for its state and private education.

**COUNCIL TAX BAND B - £2033.83**

