



## Amersham, £825,000, Four Bedroom Detached House

Dr Challoner's Grammar and Chesham Grammar Schools Catchment..!  
Four / Five Bed Detached Family Home in an Envidable Corner Position with space  
for Extending (STPP). Garage and Off St Parking with Potential for Parking to Front too.  
Superb Location, Very Well Maintained Property, Modern Decor.

Council Tax Band: F      EPC Rating: C      Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Buckinghamshire, HP7 9JN

"DR CHALLONER'S" AND "CHESHAM" GRAMMAR SCHOOLS CLOSE BY  
AS WELL AS "THE AMERSHAM SCHOOL"

FOUR / FIVE BED DETACHED FAMILY HOME WITH TWO / THREE RECEPTION  
ROOMS & POTENTIAL TO EXTEND (STPP)

WALKING DISTANCE OR SHORT DRIVE TO TUBE (METROPOLIAN LINE) AND  
AMERSHAM TRAIN STATIONS

NEWLY FITTED BATHROOM WITH MODERN TILING AND FITMENTS  
& GROUND FLOOR CLOAK / WC

CLOSE TO PICTURESQUE "OLD AMERSHAM" WITH IT'S ARRAY OF  
BOUTIQUE SHOPS, BARS AND RESTAURANTS

MANY "EXCLUSIVE" GOLF CLUBS WITHIN EASY DRIVING DISTANCE  
& LEISURE CENTRES

NO THROUGH ROAD LOCATION ! CHECK IT OUT ON GOOGLE MAPS

CLOSE TO PARKS INCLUDING THE VERY LARGE "WESTWOOD PARK" WITH IT'S  
ACRES OF WOODS, FIELDS AND TENNIS COURTS AND STUNNING VIEWS

GARAGE AND PARKING TO REAR WITH POTENTIAL FOR  
FURTHER PARKING TO FRONT

THIS PROPERTY MUST BE VIEWED FOR ITS LOCATION, POTENTIAL AND  
PROXIMITY TO SURROUNDING TOWNS AND VILLAGES

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**Energy Performance Rating:** C

**Council Tax Band:** F

**Inspected By:** Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense.

**Rooms:**

**Entrance Hall** with Under Stairs Storage Cupboard  
14' 3" (4.34m)

**Lounge** opens to Dining Room  
14' 5" x 11' 11" (4.39m x 3.63m)

**Dining Room**  
9' 0" x 8' 5" (2.74m x 2.56m)

**Ground Floor Bedroom Five / Study**  
8' 10" x 8' 8" max (2.69m x 2.64m max)

**Ground Floor WC**  
4' 10" x 2' 8" (1.47m x 0.81m)

**Kitchen / Breakfast Room** with Built-In Appliances and Short Breakfast Bar  
18' 2" x 8' 7" (5.53m x 2.61m)

**First Floor Landing** with Storage Cupboard

**Bedroom One** with Two Sets of Built-In Wardrobes  
14' 4" max x 11' 6" max (4.37m max x 3.50m max)

**Bedroom Two** with Front-Facing Windows  
11' 0" x 10' 0" (3.35m x 3.05m)

**Bedroom Three** to Rear with Rear-Facing Windows  
8' 9" x 7' 2" (2.66m x 2.18m)

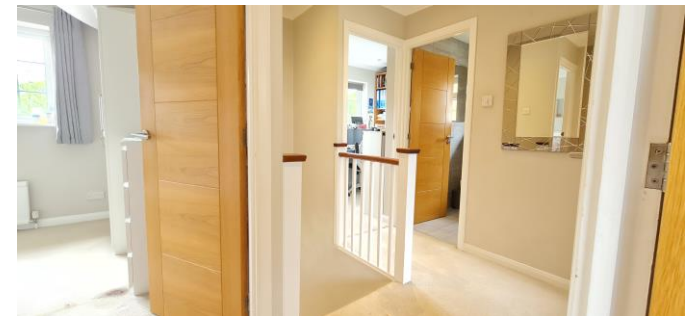
**Bedroom Four** to Front with Front-Facing Windows  
8' 10" x 6' 5" (2.69m x 1.95m)

**Fully Refurbished Shower Room** with Modern Tiling and Fitments  
6' 11" x 5' 11" (2.11m x 1.80m)

**Rear Garden**  
48' x 40' (14.62m x 12.18m)

**Garage and Parking at Rear**

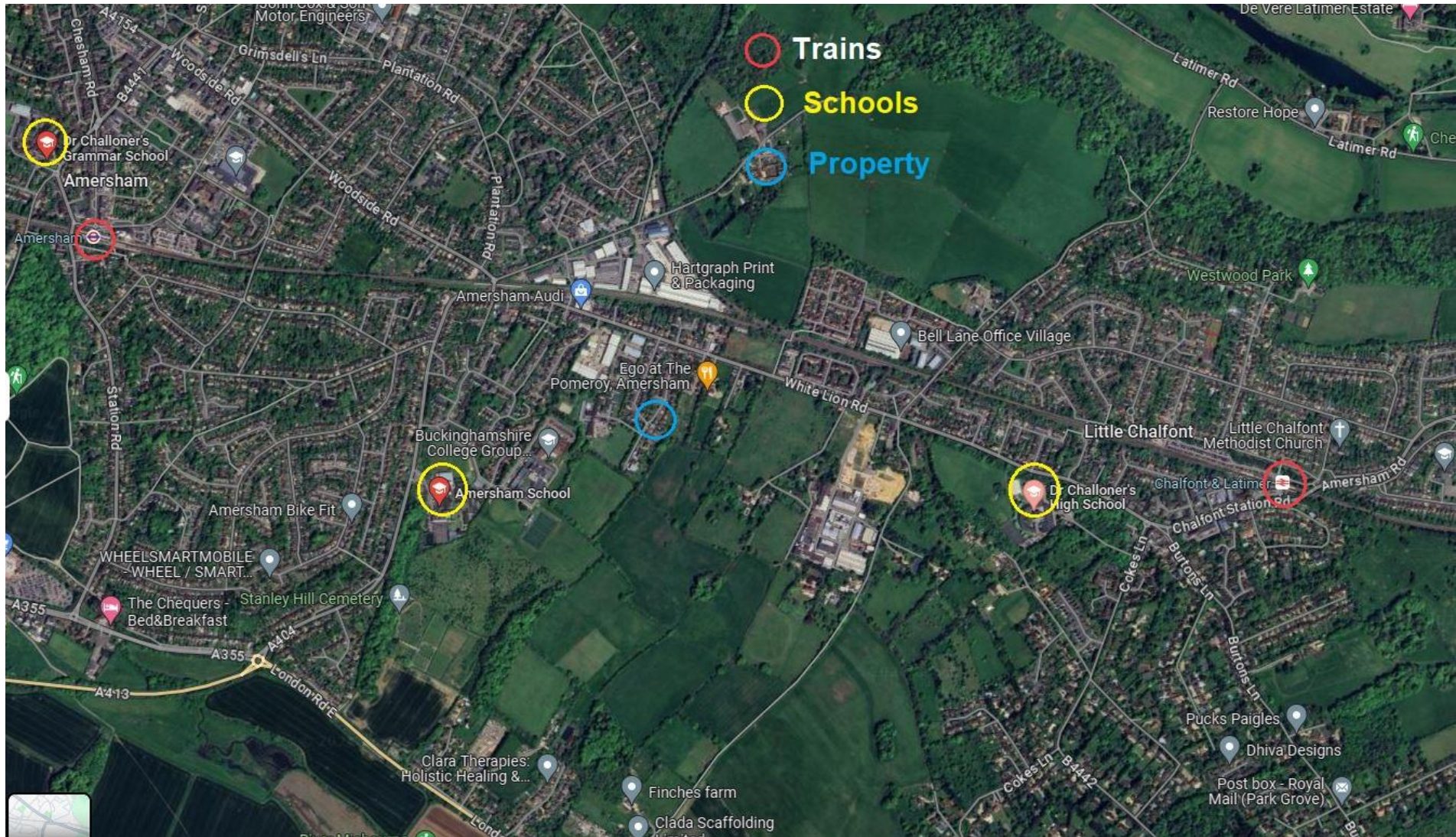
**Front Garden**  
37' x 30' (11.27m x 9.14m)



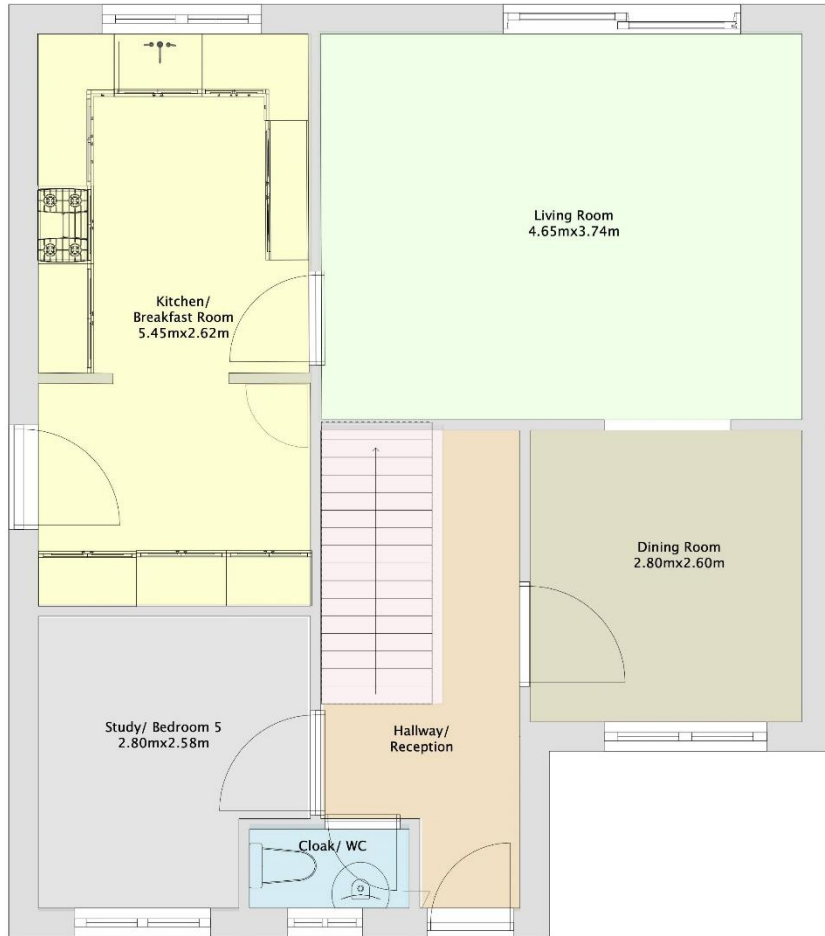




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