

APPROX. GROSS INTERNAL FLOOR AREA 1087 SQ FT / 101 SQ M INCL. GARAGE

12 PLANTATION ROAD, AMERSHAM, HP6 6HJ

JOHN NASH & CO.

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 570 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT

Energy Efficiency Rating	
Potential	Current
A (82+)	
B (61-81)	
C (50-60)	
D (35-49)	
E (29-54)	
F (21-34)	
G (1-20)	





A fantastic opportunity to acquire this three-bedroom semi detached home, offering spacious accommodation throughout and great potential for improvement. In need of full renovation, this property is ideal for buyers looking to add value and create a home to their own taste. The property benefits from being within walking distance of Amersham on the Hill and the train station along with the top quality schooling within Amersham.

This property won't hang around.

The property

Three-Bedroom Semi Detached Property with Renovation Potential

Offered with no onward chain, this three-bedroom semi detached home presents an ideal opportunity for buyers seeking a full renovation project. Situated in a residential area with excellent potential, the property boasts generous internal space and gardens to both the front and rear.

Upon entering, you are welcomed by a spacious front living room, perfect for family relaxation. A separate and equally spacious dining room provides an excellent setting for entertaining. The property also features a kitchen, a practical utility area, and a downstairs cloakroom, enhancing its functionality.

Upstairs, the accommodation comprises two well-proportioned double bedrooms and a third single bedroom, ideal as a child's room or home office. A family bathroom completes the first-floor layout.



To The Outside

There are gardens to both the front and rear, offering outdoor space for landscaping or extension (subject to planning permission).. The rear garden is surrounded by established shrubs and is laid to lawn.

In need of complete refurbishment, this property represents a blank canvas to create a bespoke family home or a smart investment opportunity.

Key Features:

Three bedrooms (two doubles, one single)

Spacious front and dining rooms

Kitchen, utility room, and downstairs cloakroom

Front and rear gardens

Full renovation required

End-of-terrace with no onward chain

Early viewing is recommended to appreciate the scope and potential on offer.

COUNCIL TAX BAND E - £3,002.40 (2025/26)

LOCATION

Plantation Road is located close to Amersham-on-the-Hill a popular town, set in the Chiltern Hills, offering excellent facilities. Glenroy is within easy walking distance of the train station for the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Grammar School. Also close by is the town centre with a wide variety of shops, together with a selection of restaurants and coffee shops and the newly built Life Style Centre.

