

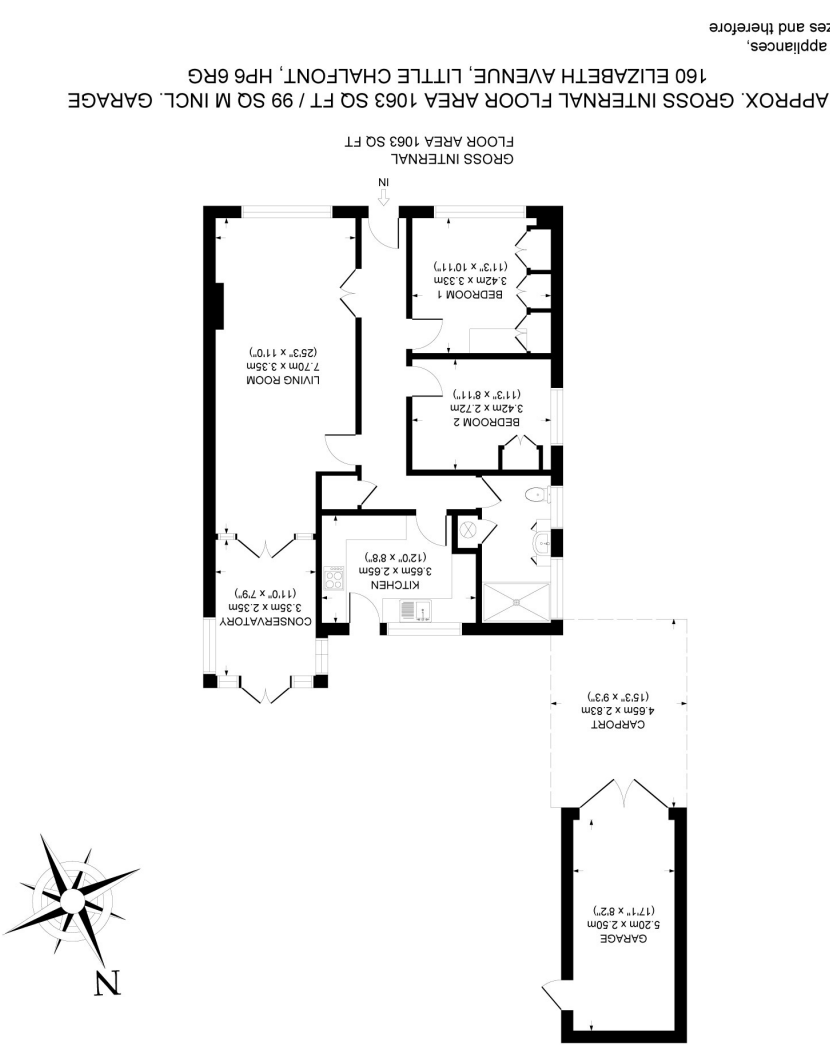


160 Elizabeth Avenue | Amersham | Buckinghamshire | HP6 6RG

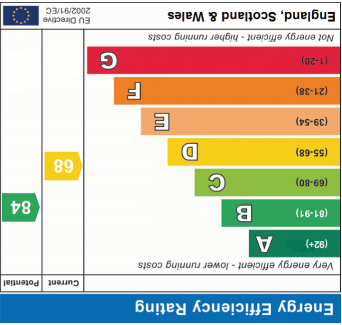
£825,000

JOHN NASH & CO.

Delightful 2-Bedroom Detached Bungalow | Generous and Bright Living Space | Off Road Parking for Several Cars plus a Garage | Spacious and Well Maintained Throughout | Sought After Location in Little Chalfont | Excellent Transport Links, Local Amenities and Schooling | Potential to Extend Subject to Planning Permission



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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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Situated in the charming village of Little Chalfont, this delightful 2-bedroom detached bungalow offers a unique opportunity for those seeking a peaceful yet convenient home. The property boasts a well presented, spacious interior, an attractive garden measuring approximately 140 ft in length and has excellent potential to extend the property if you so wish, subject to planning consent.

Entrance Hall

L-Shaped hallway with coats cupboard and access to the loft with ladder and light.

Living and Dining Room

Double doors lead into this inviting living space measuring 25' in length with plenty of natural light flooding in from the large windows to the front and conservatory to the rear. There is an electric fireplace with granite hearth, double ceiling lights and double doors leading to the conservatory.

Conservatory

An additional living space with electric underfloor heating and double doors onto expansive garden views to enjoy all year round.

Kitchen

A well appointed modern kitchen with stylish glossy units and integrated appliances including a Neff 4 ring halogen hob with extractor fan above, Neff oven with separate grill, Neff built in microwave and Neff dishwasher. There is space for an undercounter fridge and washing machine. A cupboard houses the Worcester gas boiler and there is a door leading onto the garden patio.



Bedroom 1

A spacious double bedroom with built in full height wardrobe cupboards and chest of drawers.

Bedroom 2

A spacious double bedroom with built in wardrobe cupboards and wall hung storage cupboards along with a built in chest of drawers.

Shower Room

Contemporary fitted with a walk in shower, sink with storage units below, WC, extractor fan, glass mirror and stainless steel towel radiator. The room is double aspect so provides good natural light and there is an airing cupboard housing the hot water cylinder.

Outside

A generous sized garden with a large patio with plenty of space for dining and outdoor living furniture, ideal for entertaining and lounging. The level garden is mainly laid to lawn with established herbaceous borders and hedges. There is a handy garden shed and a door leads from the garden into the garage and a gate leads to the side access of the property.

The garage with carport has power and light and is accessed via stable doors. There is parking to the front for several vehicles along with attractive landscaping.

Council Tax Band E £2858.01 2024/2025 Rates

Location

Elizabeth Avenue is a very sought after location as it offers a most convenient yet quiet location for access to all the village amenities including easy walking distance to the train station, village shops and services and local schools including Dr Challoner's High School. Nearby Amersham also offers excellent amenities, another train station and a newly completed Leisure Centre for the community with gym and pool.

