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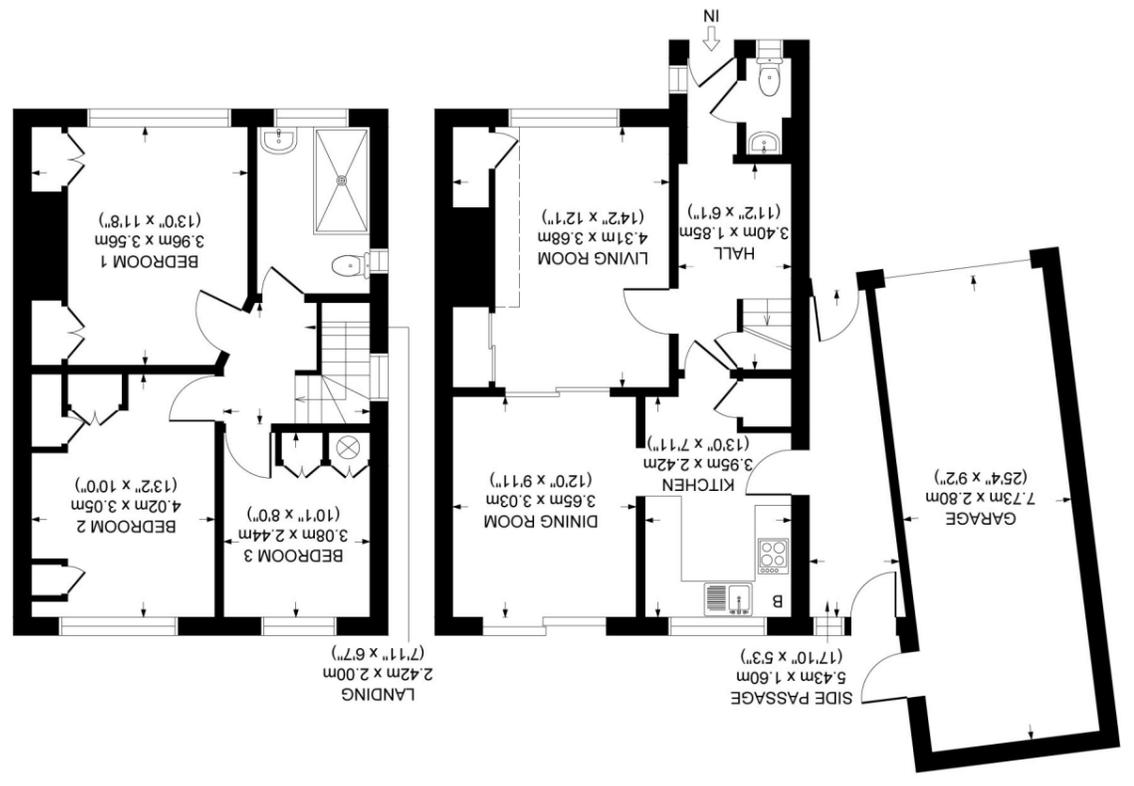
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 1232 SQ FT / 114 SQ M INCL. GARAGE  
4 LITTLE REEVES AVENUE, AMERSHAM, HP7 9JA

GARAGE GROSS INTERNAL FLOOR AREA 233 SQ FT  
GROUND FLOOR GROSS INTERNAL FLOOR AREA 510 SQ FT  
FIRST FLOOR GROSS INTERNAL FLOOR AREA 489 SQ FT



Energy Efficiency Rating	
Current	Potential
69	76
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-34)	
G (1-12)	
Not energy efficient - higher running costs	
England, Scotland & Wales EPC October 2008/1/EC	



4 Little Reeves Avenue | Amersham | Buckinghamshire | HP7 9JA

£650,000

**JOHN NASH & CO.**

SEMI DETACHED HOUSE | GARAGE & DRIVEWAY PARKING | THREE BEDROOMS | TWO RECEPTION ROOMS | GENEROUS PLOT | CONVENIENT LOCATION FOR LOCAL SCHOOLING | NO ONWARD CHAIN



Offered to the market with no onward chain, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to modernise, extend, or develop (subject to the necessary planning permissions). With generous outside space and excellent existing features, this home is brimming with potential.

### The Property

#### To the Downstairs

A glazed entrance door opens into the hallway, where you'll find the added convenience of a ground floor WC. From here, doors lead to both the lounge and the kitchen, creating a practical and well-laid-out ground floor.

The lounge features a bricked fireplace with an electric fire, forming a natural focal point to the room, while patio doors open directly onto the picturesque rear garden, allowing for plenty of natural light and an easy connection to outdoor living. Wall lighting enhances the atmosphere in the hall, lounge, and kitchen.

The kitchen is fitted with a range of floor and wall-mounted cupboards and includes an integrated double oven. There is plumbing in place for both a washing machine and dishwasher, along with strip lighting for practical task illumination. The layout offers excellent scope for reconfiguration into a modern open-plan kitchen/dining space if desired.

#### To The Upstairs

Upstairs, the property offers three bedrooms, all benefiting from integrated wardrobes, providing valuable built-in storage. The first floor layout lends itself well to updating and redesign to suit contemporary family living. There is also a modern and contemporary newly refurbished shower room.

### To The Outside

Externally, the property continues to impress. The generous rear garden offers a wonderful outdoor space with plenty of room for landscaping or extension (STPP). A large garage with power and lighting provides superb storage or workshop potential. Additionally, the garden includes a summerhouse and two sheds, ideal for hobbies or further storage.

This is a fantastic opportunity to acquire a well-proportioned home in need of modernisation, offering significant potential to add value and create a superb long-term family property.

### LOCATION

Set in the picturesque Chilterns, Amersham is a vibrant town which offers both commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 1.1 mile from the property) and easy access to the surrounding countryside. Amersham-on-the-Hill, boasts convenient shopping facilities with brands such as Waitrose, Marks & Spencers and Boots, as well as a variety of restaurants and coffee shops.

Amersham on the Hill is renowned for its excellent schools including Dr Challoner's Grammar Schools. Independent schools are also well catered for with The Beacon School (Boys) and Heatherton House (Girls) locally for Nursery - Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.

**COUNCIL TAX BAND - £3002.40**

