

Ground Floor

Living Room
18'2" x 15'9"
5.53 x 4.80

Dining Room
12'0" x 10'4"
3.66 x 3.15

Kitchen /
Breakfast Room
17'5" x 10'11"
5.31 x 3.34

Study
11'7" x 8'3"
3.54 x 2.51

Garage
17'2" x 17'2"
5.22 x 5.22

Utility

IN

Up

First Floor

Bedroom
13'4" x 10'6"
4.07 x 3.21

Bedroom
12'1" x 11'3"
3.69 x 3.44

Bedroom
9'7" x 7'3"
2.93 x 2.21

Bedroom
10'6" x 9'11"
3.20 x 3.01

Bn

Down

Location / Orientation

Summer House
8'11" x 6'4"
2.71 x 1.92

Approximate Gross Internal Area

Ground Floor = 80.2 sq m / 863 sq ft

First Floor = 64.2 sq m / 691 sq ft

Summer House = 4.5 sq m / 48 sq ft

Garage = 27.2 sq m / 293 sq ft

Total = 176.1 sq m / 1,895 sq ft

measurments are approximate, not to scale.

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (82+)		
B (61-81)		
C (50-60)		
D (39-49)		
E (29-54)		
F (13-38)		
G (1-20)		

72

81

England, Scotland & Wales

EU Directive

2002/91/EC

Not energy efficient - higher running costs

11 Saxon Close | Amersham | Buckinghamshire | HP6 5QA

£1,295,000

JOHN NASH & CO.

FABULOUS FOUR BEDROOM HOUSE | IMMACULATLY PRESENTED THROUGHOUT | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION | DOUBLE GARAGE | PICTURESQUE AND ENCLOSED REAR GARDEN | SOUTH FACING GARDEN WITH TWO PATIO AREAS



This IMMACULATELY PRESENTED four bedroom house is in a HIGHLY DESIRABLE LOCATION within walking distance of the Station and Amersham on the Hill. The house boasts a modern and contemporary kitchen along with a utility, four double bedrooms and two bathrooms. There is a good size SOUTH facing picturesque and well tended garden and a double garage.

Entrance

Large and spacious hallway with a radiator and understairs cupboard

Cloakroom

White toilet and sink with a glazed window and a radiator.

Study/Snug

Good sized office or a snug looking out to the front of the house with a single radiator, a ceiling light, and a hatch to the loft.

Kitchen

A range of modern and contemporary floor and wall cupboards, a Bosch gas hob with extractor fan over and two Bosch integrated electric ovens, a stainless steel double sink unit, an integrated Bosch dishwasher, integrated fridge and integrated freezer. Two windows flood the kitchen with light and overlook the picturesque garden.

Utility

Bosch washing machine and a single sink stainless steel unit with drainer along with kitchen cupboards. A door leads to the side of the house and into the garden.

Living Room

This light and airy lounge boasts a large log burner with a decorative brick fireplace, two radiators and wall lights. French doors lead to the garden along with a bay window overlooking the picturesque garden.

Dining Room

Benefits from wall and ceiling lights and a radiator and has a bay window overlooking the front of the house.

To the Upstairs - Hallway

Large and open hallway with lots of light, a shelved cupboard houses the Megafllo hot water cylinder. There is a further loft hatch in the hall.

Master Bedroom Suite

This light and airy bedroom overlooks the garden and has a ceiling light and a radiator. An open doorway leads to a dressing room area with two double wardrobes and leads into the:

Ensuite Shower Room with a shower, a toilet, a sink, a mirrored cupboard and a stainless steel heated towel rail.

Bedroom 2

This bedroom has two single wardrobes, a radiator and a ceiling light.

Bedroom 3

Has an outlook to the front of the house and a ceiling light and radiator.

Bedroom 4

Has a radiator and a ceiling light.

Family Bathroom

With a walk in shower unit, toilet, sink, stainless steel heated towel rail, mirror and mirrored cupboard.

To the Outside

The southerly facing rear garden boasts ample shrubs, a grassed area, summer house, pergola and a patio area for that all important al fresco dining. There is an area to the side of the house with a gate to the front housing the bins and water butts along with a shed. To the front of the property is a two car garage with an electric door along with power and light and this houses the Ideal boiler. The driveway has space for several vehicles.

LOCATION

Amersham is a popular town, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London and the motorway networks. Local schooling for all ages is within walking distance including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks & Spencers, Boots and a selection of restaurants and coffee shops.

COUNCIL TAX BAND G - £4094.18

