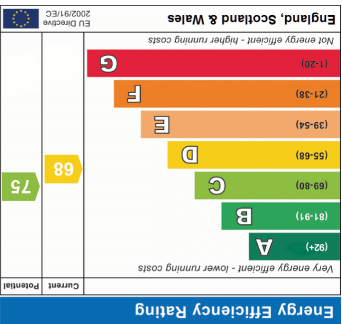


All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

APPROX. GROSS INTERNAL FLOOR AREA 1355 SQ FT / 126 SQ M INCL. GARAGE  
34 OAKFIELD CLOSE, AMERSHAM, HP6 5TA

GARAGE	FLOOR AREA 148 SQ FT
GROSS INTERNAL	
GROUND FLOOR	FLOOR AREA 666 SQ FT
FIRST FLOOR	
GROSS INTERNAL	
FLOOR AREA 541 SQ FT	



**£750,000**

End-of-terrace family home in central Amersham | Spacious hallway with parquet flooring | Bright lounge with feature fireplace | Modern triple-aspect kitchen with AEG appliances | Conservatory opening onto private garden | Two double bedrooms with fitted wardrobes | Ensuite to master bedroom | Versatile third bedroom/study | Downstairs cloakroom and ample storage | Exceptional location: moments from Amersham High Street, station, and Dr Challoner's

# JOHN NASH & CO.





Nestled in a PRIME CENTRAL AMERSHAM location, this attractive end-of-terrace property combines modern convenience with a welcoming feel. Just a short stroll from Amersham High Street, Dr Challoner's Grammar School, and the station, it offers a lifestyle of ease and accessibility

### The Property

Upon entering through the part-glazed front door, you are greeted by a spacious hallway with parquet flooring, creating a warm and stylish first impression. From here, a downstairs cloakroom and useful understairs cupboard add practicality, while the generous kitchen is sure to impress. With a triple aspect design, the kitchen is bright and well appointed, featuring integrated AEG appliances including hob, oven, combi microwave, dishwasher, and washing machine, alongside a Potterton boiler.

### The living area

The hallway flows into a comfortable lounge, where a feature fireplace forms a natural focal point. Double doors open through to the conservatory, offering additional living space with direct access to the private rear garden.

### To the Upstairs

Upstairs, the home provides two spacious double bedrooms with fitted wardrobes, the principal bedroom benefitting from a stylish ensuite with shower, built-in sink units, and a heated towel rail. A further single bedroom, currently used as a study, offers versatility for home working or guest accommodation. An airing cupboard housing the hot water tank completes the first floor.

### The Outside

Outside, the rear garden is fully enclosed and thoughtfully landscaped, featuring a patio, lawn, and mature shrubs—perfect for relaxing or entertaining.

### Garage

In separate block with room to park at the front.

**Council Tax Band F - £3548.29**

### Location

Amersham is a popular town, set in the Chiltern Hills, and within a 10 minute walk of Chestnut Close, offers excellent facilities for the commuter via 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 (Boys) School, and Chestnut Lane/Elangeni Schools. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks & Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

