



4 Phillips Way | Amersham | Buckinghamshire | HP6 6FZ

£550,000

JOHN NASH & CO.



Nestled in a small development of four modern houses, this delightful two-bedroom, semi-detached property is situated in a highly sought-after area of Amersham being in close proximity to the town centre, train station and local schools. The property offers open plan living space with well proportioned double bedrooms, with a generous sized garden and ample parking.

### The Property

The entrance leads to a bright and airy open-plan kitchen/living space, complete with a breakfast bar and triple bi-fold doors leading onto the garden. There is a downstairs cloakroom and handy storage cupboard. Upstairs, you'll find a hallway leading to two generously sized, light filled double bedrooms with one bedroom being double aspect and the other triple aspect which includes a triple fully fitted wardrobe with desk area. The family bathroom is a fully fitted, contemporary suite.



### Outside

Outside, the property boasts a private rear garden with a well-designed decking area and additional pebble dash area for garden furniture etc. along with a good sized area of lawn. The garden is ideal for enjoying and entertaining on a lovely sunny day. At the front of the property, there is a driveway for two cars and an additional allocated parking space in the cul-de-sac.



### To Note:

Planning permission has been granted under application number PL/25/1618/FA for a single storey rear and side extension, conversion of loft to habitable space and installation of external flue. Please visit [buckinghamshire.gov.uk/planning-and-building-control](http://buckinghamshire.gov.uk/planning-and-building-control) to view the plans and particulars.

### Council Tax Band D £2,456.51 2025/2026 Rates

### Location

Amersham is a popular town offering 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 Challoners Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer and Boots together with a selection of restaurants and coffee shops.

