

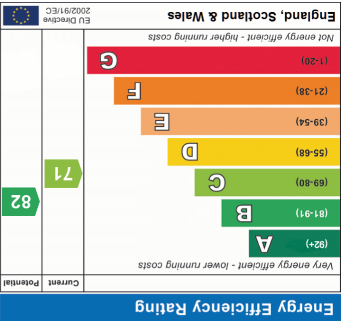
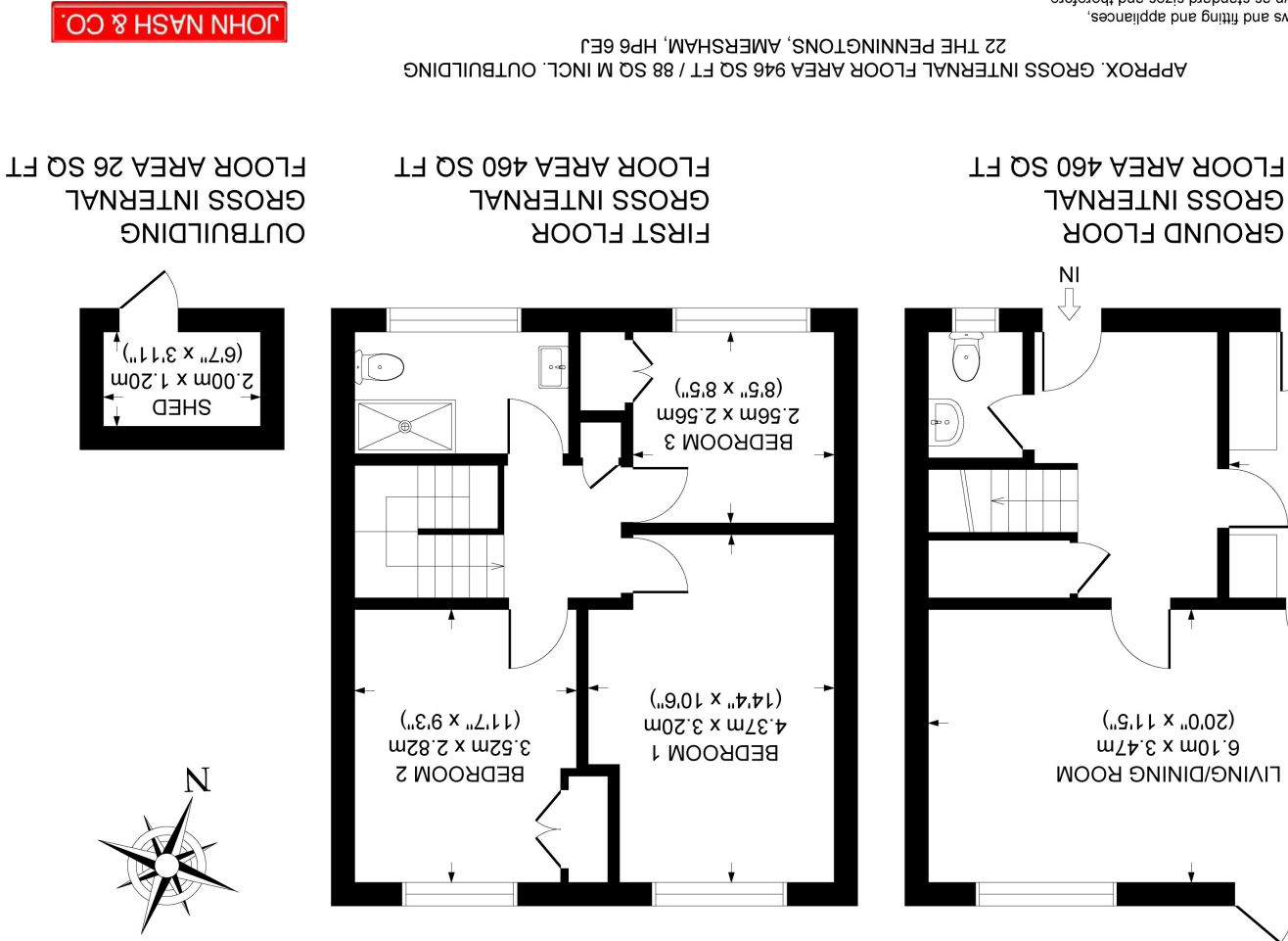
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



22 The Penningtons | Amersham | Buckinghamshire | HP6 6EJ

£525,000

JOHN NASH & CO.

3 Bedroom Terraced Home | Bright and Spacious Home | Nicely Presented and Well Maintained | Pretty South Facing Rear Garden | Short Level Walk of Town Centre and Train Station



A charming three double bedroom terraced home, presented in excellent condition and situated in a prime school catchment location to the excellent local schools being Chestnut Lane and Elangeni infant and junior schools and within walking distance of Dr Challoner's Boys Grammar School. Within a short 8 minute walk, you will reach the town centre to access the variety of shops, restaurants, amenities and the train station.

The accommodation consists of: spacious entrance hall, combined living/dining room, bright and contemporary kitchen, cloak room, three double bedrooms and modern family bathroom. Gas central heating, enclosed front courtyard and enclosed south facing rear garden.

The Property

This is quite a spacious and bright home, on both levels, that has been beautifully maintained by its present owner. It offers a very welcoming and roomy front entrance hall which leads into the bright and spacious lounge that combines both the living and dining areas. There are double doors and a large picture window with views to the rear garden making this area a lovely and cheery living space. The kitchen is contemporary with fitted hob, oven and fridge/freezer with space for a washing machine and dryer. The kitchen door leads out to the front courtyard, ideal for bin storage and other home essentials. To the first floor there are three double bedrooms with two of them having built in wardrobe space. The bathroom has a newer walk-in shower and is tastefully styled with quality fittings. The landing area is also spacious and provides access to the loft with a pull down ladder and light.

To The Outside

The house is approached via a pretty path to the front door with an area of lawn and floral displays to the front. There is a side gate which leads to the courtyard, perfect for delivered parcels to be tucked inside and access directly into the kitchen. The south facing rear garden is laid to lawn with stunning flower beds and colourful rose bushes. There is a useful brick built garden shed and a rear gate which leads onto the footpaths into the town centre. There is a communal parking area providing ample resident and visitor spaces.

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

Location

Amersham is a popular town, set in the Chiltern Hills, and within an 8 minute walk of The Penningtons, is the town centre 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 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.

