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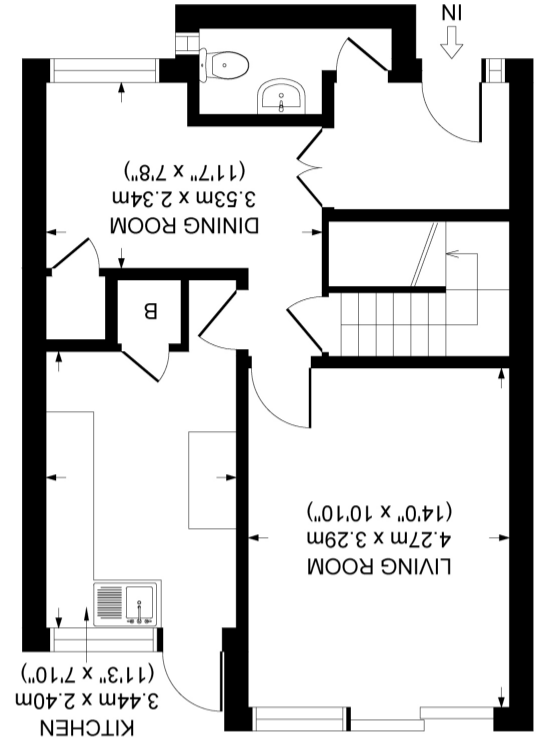
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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.

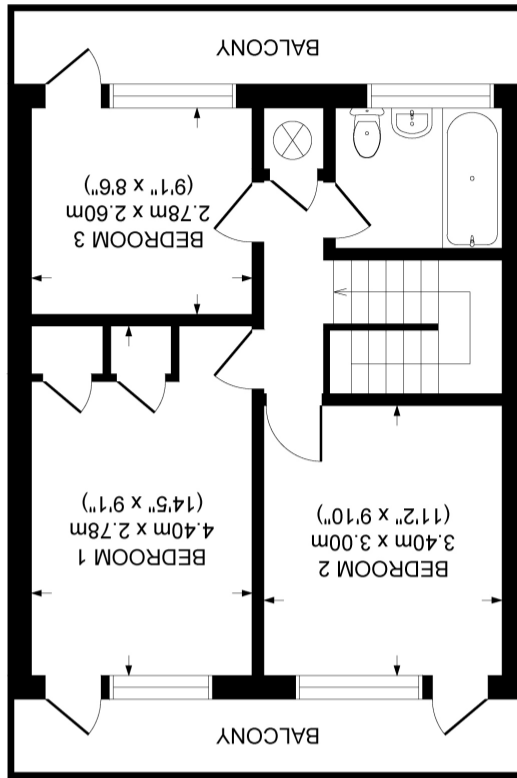
APPROX. GROSS INTERNAL FLOOR AREA 1079 SQ FT / 100 SQ M INCL. GARAGE
11 MILTON LAWNS, CHESHAM BOIS, HP6 6BL

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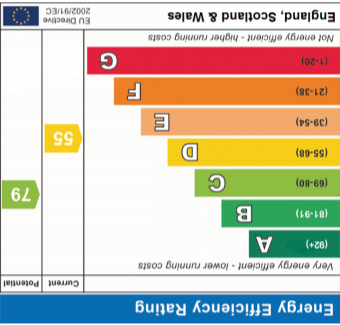
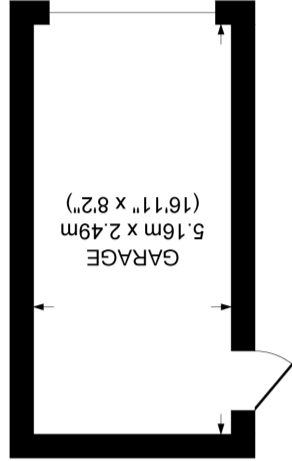
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 485 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 138 SQ FT



11 Milton Lawns | Chesham Bois | Amersham | Buckinghamshire | HP6 6BL

£550,000

JOHN NASH & CO.

End of Terrace Family Home | 3 Good Sized Bedrooms | Southerly Facing Rear Garden | Garage AND Parking | Level Walk to Schools, Town Centre and Train Station | Scope to Extend (STPP) | NO CHAIN



JUST REDUCED!!! This is a nicely presented end terrace family home ideally situated in the extremely popular and sought after Chesham Bois leafy locale of Amersham on the Hill. No. 11 offers excellent family living space boasting two reception rooms and three good sized bedrooms. Sliding doors from the living room bring 'the outdoors in' making this a very bright space and providing easy access to the southerly facing garden for outdoor entertaining and enjoyment. Uniquely, No. 11 benefits from two balconies to the front and rear accessed via the bedrooms which can be utilized as further outdoor space or incorporated into the property, subject to planning permission. Additionally, there is a single garage with a courtesy door from the garden with additional parking in front of the garage. The property is well maintained with modern features but still offers further scope to create your own personal touches. There is no onward chain with this property and viewings are strongly encouraged to appreciate the overall benefits of this home.



The Accommodation Consists of:

- Entrance Vestibule
- Cloakroom
- Dining Room
- Living Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Two Balconies
- Southerly Facing Garden
- Garage
- Gas Warm Central Heating
- Double Glazing



Situation

No. 11 Milton Lawns is ideally set in the picturesque Chiltern Hills and boasts an enviable location tucked away in leafy Chesham Bois which is within walking distance (approximately a 1 mile on the level) to the amenities of Amersham on the Hill, which offers a variety of shops, restaurants and coffee shops as well as the Train Station for access to the Chiltern Line (37 mins direct to London Marylebone) and Metropolitan Line.

The Amersham Old Town, with its period properties and charming boutiques, restaurants and pubs and Inn is also nearby to enjoy. Motorways are easily accessible with the M25/M40 providing access to London, Heathrow and Oxford.

Education

Education is well catered for with schools for all ages within a short walk or drive which include the highly rated Chestnut Lane and Elangeni primary schools, Dr Challoner's Grammar School for Boys and The Amersham School for co-educational secondary students. Dr Challoner's High School for Girls grammar is in Little Chalfont which is approximately 2 1/2 miles away. Private education includes The Beacon School for boys and Heatherton School for girls.

Services

- Tenure: Freehold
- Services: All Main Services
- Council Tax: Band E - £2,721.29 2023/2024 Rates

