

In the event of the Agents supplying any untrue 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.

Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection of the premises as to the correctness of each statement contained in these Particulars.

Neither the Agents nor the Vendor nor the Seller shall be liable to make any representation or warranty whatsoever as to the property or otherwise.

Nash & Co., nor does any Partner or Employee of Messrs John Nash & Co., have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

The express understanding that neither the Agent nor the Vendor nor the Seller shall be liable to make any claim in respect of their contents. The Vendor does not hereby make or give any guarantee as regards the property or otherwise.

Intended to be relied upon in any way or for any purpose whatever and accordingly neither the Agent nor the Vendor nor the Seller shall be liable to make any claim in respect of their contents. The Vendor does not hereby make or give any guarantee as regards the property or otherwise.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiry with a view to taking up negotiations with the vendor if they are otherwise not

cannot be regarded as a representation by the seller.
all measurements of walls, doors, windows and fittings and appliances.

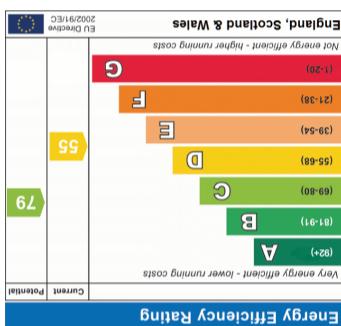
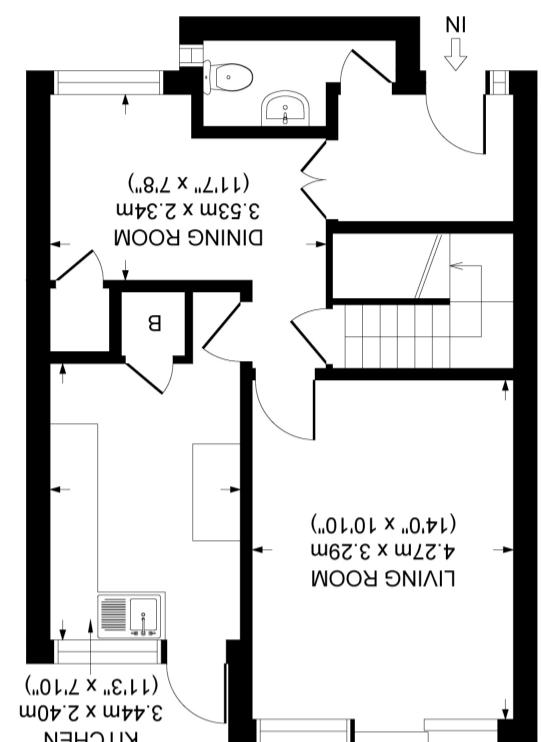
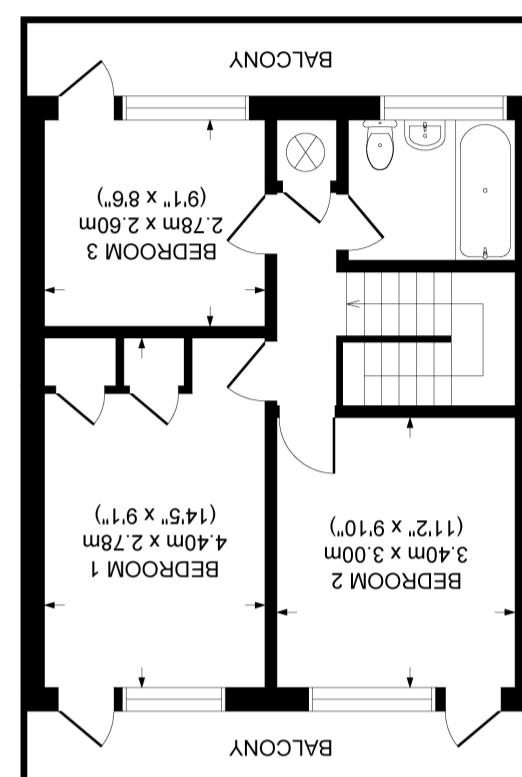
JOHN NASH & CO.

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

FLOOR AREA 485 SQ FT
GROSS INTERNAL

FLOOR AREA 456 SQ FT
GROSS INTERNAL

FLOOR AREA 138 SQ FT
GROSS INTERNAL
GARAGE



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 shop 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

