

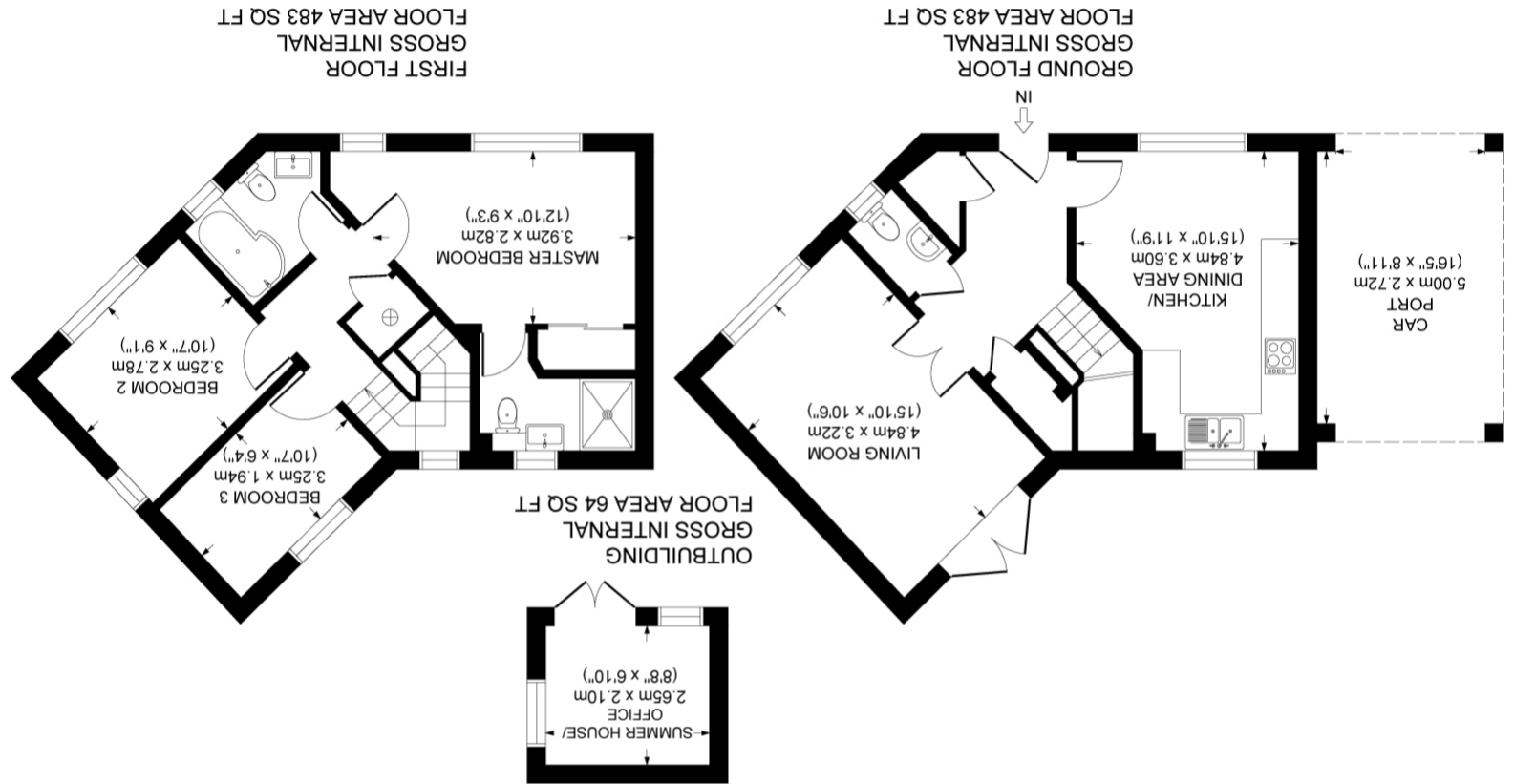
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 972 SQ FT / 90 SQ M  
4 ABRAHAMS CLOSE, AMERSHAM, HP7 9FA



Energy Efficiency Rating	
Current	Potential
85	87
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EPC 2008/1/EC	



4 Abrahams Close | Amersham | Buckinghamshire | HP7 9FA

£710,000

**JOHN NASH & CO.**

Detached 3 Bedroom Home | Modern and Well Presented | South Facing Garden | Solar Panels | Parking and Carport | Quiet Cul-De-Sac Location





A beautifully presented, three bedroom family home that is in 'move in' condition and set in lovely manicured gardens. The property, built in 2015 by Croudace Homes has been lived in and enjoyed from new by our vendors. It forms a neighbourly community of 19 homes in a pristine and quiet cul-de-sac and is within the nearby wide-ranging amenities of Amersham.

### The Property

Our property offers immaculately maintained accommodation both inside and out. Upon entering the house into the spacious entrance hall there is a modern cloakroom and excellent storage space with both a coats cupboard and a roomy under stairs store cupboard. The modern and bright kitchen with dining space comes with integrated appliances and houses an Ideal Logic Heat 12 boiler. Double doors from the entrance hall lead into the sitting room that has double doors leading onto the garden patio. To the first floor the main bedroom comes with double wardrobes and an en suite shower room whilst the other two bedrooms are a double and a single. The family bathroom is equipped with a bath with shower above.



### Outside

The south facing level rear garden is attractively landscaped with patio and a pergola along with an area of lawn. There is a pretty garden room with lighting and a further garden storage shed with a good degree of privacy and enclosed by panel fencing. To the front of the property, again this is meticulously maintained with an area of lawn with mature hedging, trees and flowers, and has space for 3/4 cars along with a carport.



### The Accommodation

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms (one with ensuite shower room)
- Family Bathroom
- Garden Room with Light
- Carport with Power

### Situation

Abrahams Close is set in the picturesque Chiltern Hills and boasts a convenient location within Amersham offering a wide variety of shops, restaurants and coffee shops as well as the Train Station with both the Chiltern and Metropolitan Lines. Motorways are easily accessible with the M25 and M40 providing access to London, Heathrow and Oxford.

Nearby in the historic Old Town of Amersham are stunning red brick 16th century properties with a mix of boutique shopping inns and restaurants. There are parks and gardens to enjoy in Amersham along with access to the countryside with footpaths to explore.

Education is well catered for with schools for all ages with The Amersham Secondary School in close walking proximity. Dr Challoner's Grammar School (boys) is located on Amersham on the Hill and Dr Challoner's High School (girls) is at Little Chalfont. Private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

### Terms

Tenure: Freehold

Service Charge: Approximately £600 per annum

Services: All Main Services

Council Tax: Band E £2,858.01 2024/2025 Rates

