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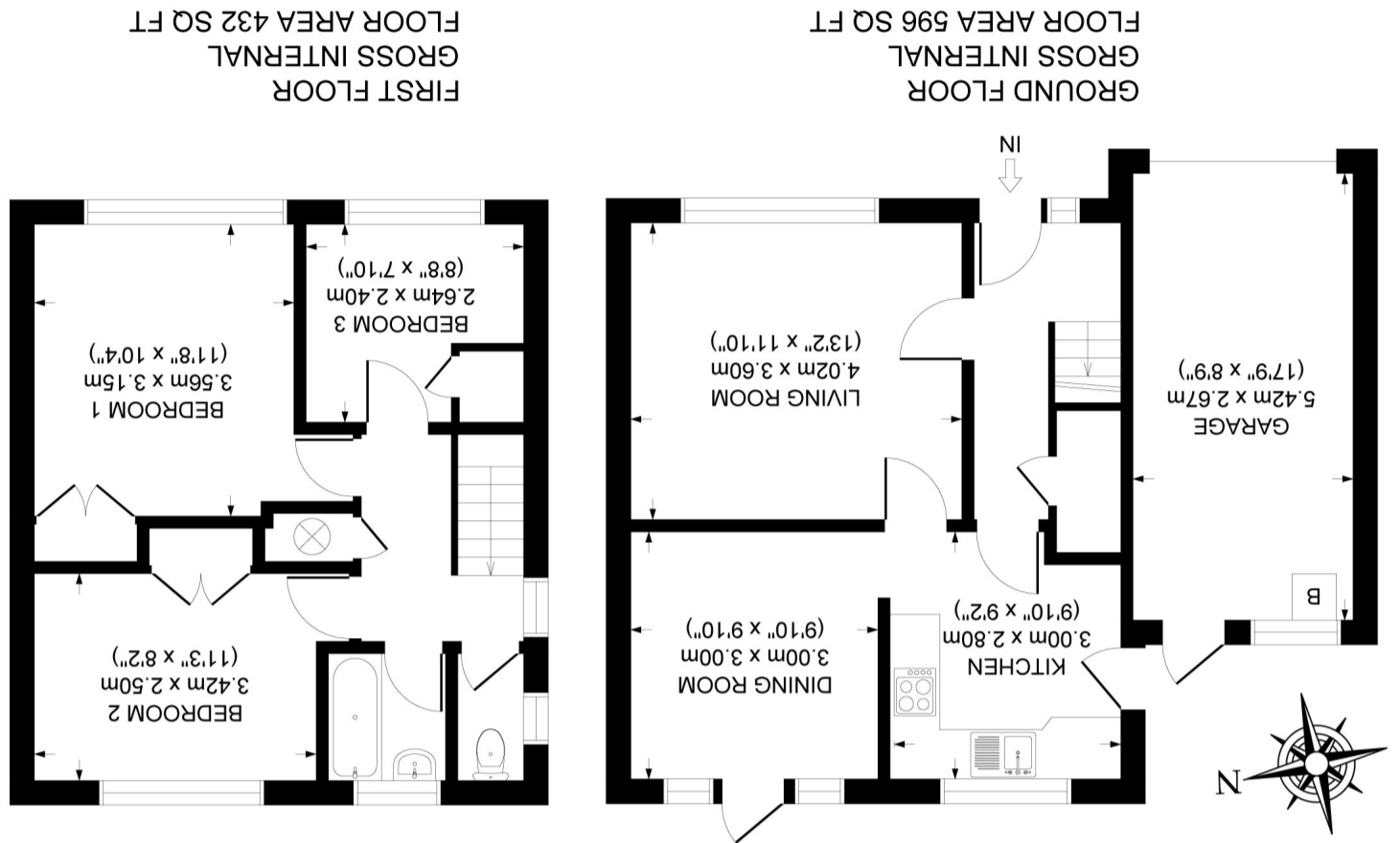
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ. FT. / 95 SQ. M INCL. GARAGE  
52 SHEEPFOLD LANE, AMERSHAM, HP7 9EJ



Energy Efficiency Rating	
Current	Potential
72	87
Very energy efficient - lower running costs	
A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



52 Sheepfold Lane | Amersham | Buckinghamshire | HP7 9EJ

£625,000

**JOHN NASH & CO.**

SPACIOUS SEMI DETACHED HOUSE | THREE BEDROOMS | GARAGE | OFF STREET PARKING FOR SEVERAL CARS | WESTERLY ASPECT REAR GARDEN ON TWO LEVELS | SCOPE FOR MODERNISATION AND IMPROVEMENT (STPP)



This SPACIOUS semi detached house has a good sized WESTERLY facing garden and would benefit from modernisation and updating. The property is located in a sought after cul-de-sac and boasts a GARAGE and off street parking for several cars.

### Entrance

The property is entered through a white double glazed door with side glazed window. The hall has an understairs cupboard housing the electrics, a radiator and doors to both the kitchen and the lounge.

### Living Room

The living room has an aspect to the front of the house and has a radiator and a ceiling light.

### Dining Room

The dining room has an aspect to the back with a glazed door onto the patio area, a radiator and a ceiling light.

### Kitchen

The kitchen is aspected to the back of the property and has a door to the hallway. The room comprises of several wall and ceiling cabinets, an electric oven and hob, an eating area, along with space for a fridge and a washing machine. There is a door to the rear garden which also leads you into the garage,.

### Landing

The landing benefits from an airing cupboard and the heating timer. There is also the hatch to the loft.

### Master Bedroom

This spacious and bright bedroom has an outlook to the front of the property and benefits from a large double integrated wardrobe and a radiator and wall light.



### Second Bedroom

This bedroom overlooks the garden and includes a radiator, a ceiling light and an integrated double wardrobe.

### Bedroom 3

This bedroom also has front aspect and includes an over the stairs integrated wardrobe, a radiator and a ceiling light.

### Bathroom

This room overlooks the garden and has a bath with shower over, a sink and a mirrored cabinet along with a radiator.

### WC

The WC is a separate room with a window.

### Outside

To the front of the property there is a paved driveway lending itself to parking for several cars with a garage that has light and power along with housing the Worcester Bosch boiler and the gas meter. The garden benefits from being Westerly facing and is on two levels. There is a good sized patio area outside of the dining room and all the way along the rear of the house and to the side where it meets the garage and steps up to the grassed areas.

### Council Tax Band - E (£2858.01 24/25)

### Location

Amersham is a vibrant town with extensive variety of both community and social amenities as well as excellent transport to London via Amersham Station (Metropolitan and Chiltern lines) The area boasts highly sought after schooling with a choice of very well regarded private and state schools including the renowned Grammar School of Dr Challoners.

