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measurements are approximate, not to scale.

Illustration for identification purposes only,

Ground Floor

Bedroom
3.61 x 3.45

Bedroom
11'10 x 11'4

Bedroom
3.65 x 2.97

12'0 x 9'9

4.68 x 3.05

15'4 x 10'0

Up

IN

First Floor

Living / Dining Area
21'6 x 17'7

6.56 x 5.37

15'2 x 13'3

4.62 x 4.04

Breakfast Room

FR

Oven

17'9 x 7'7

5.40 x 2.30

Garage

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating

Very energy efficient - lower running costs

A

(82+)

B

(61-91)

C

(69-80)

D

(55-68)

E

(39-54)

F

(121-138)

G

(1-20)

Not energy efficient - higher running costs

Current

70

Potential

86

England, Scotland & Wales

EU Directive

2002/91/EC

Approximate Gross Internal Area

Ground Floor = 57.3 sq m / 617 sq ft


First Floor = 53.1 sq m / 571 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 122.8 sq m / 1,321 sq ft

North Arrow

N



2 Forge End | Old Amersham | Buckinghamshire | HP7 0JP

£795,000

JOHN NASH & CO.

Outstanding Views across Old Amersham | Three Bedroom Terrace House | Excellent Storage Throughout | Parking and Garage | Nicely Presented and Well Maintained | | Nestled off Old Amersham High Street | No Onward Chain



A property with the most outstanding views across Old Amersham, the Memorial Gardens and St Mary's Church, cleverly captured by this unique layout with windows spanning the top floor living room bringing these stunning views directly to your sofa!

Nicely tucked away off the High Street in a small private cul-de-sac of just 5 homes, this three bedroom staggered terraced property boasts a well maintained and updated interior along with a pretty garden and parking and a pitched roof garage. Viewings are highly encouraged to appreciate this unique home that is being sold with No Onward Chain.

The Property

Configured in a clever upside-down style, both the living area and kitchen on the upper floor take advantage of it's elevated views across Old Amersham's historic centre and green spaces. The living/dining room is delightful being bright and spacious to accommodate a comfortable arrangement of both living room furniture and dining table and chairs. The modern kitchen/breakfast room is fully fitted offering ample kitchen worksurfaces and storage cupboards along with space for a family kitchen table. There is also a handy cloakroom/utility room just off the kitchen.

Downstairs, the property offers three well-proportioned bedrooms, including a master bedroom with John Lewis built in wardrobe units and an ensuite shower and basin, with potential to enlarge to create a fully fitted ensuite shower room. The second bedroom with a built in wardrobe cupboard provides access to the garden and patio from double doors and the third bedroom is a good sized single or would make an excellent home office. The bathroom is modern with a power shower. The entrance hall boasts two storage cupboards with one being a particularly deep coats cupboard right off the front door.

It is worth noting that this property has a modern spiral staircase which has potential, as other properties in the development have done, to be removed and replaced with a traditional staircase, if you so wish.

Outside

To the front of the property, there is a dedicated parking area for 2 parked cars along with a separate single garage with a peaked roof, plenty of storage space and power.

The beautiful and peaceful gardens are abundant of colour and fauna and open across all the neighbouring properties whilst private patio seating areas and enclosed borders offer privacy and seclusion.

The Accommodation Consists of:

- Entrance Hall
- Three Bedrooms
- Bathroom
- Living/Dining Room
- Kitchen/Breakfast Room
- Cloakroom/Utility Room
- Garage in Block

Location

Located in the historic and picturesque market town of Old Amersham with a wonderful mix of boutique shopping, delicatessens, coffee shops, fine and bistro-style dining and charming inns. A further array of shops, supermarkets, restaurants and coffee shops can be found in Amersham-on-the Hill. Old Amersham is surrounded by the beautiful Chiltern Hills providing opportunities for walking and cycling.

Fast and direct access to London within 40 minutes via Chiltern Railways to Marylebone station or the London Underground Metropolitan Line. Motorways are easily accessible with the nearby M25 and M40 providing easy access to London, Heathrow and Oxford.

Education is well catered for with schools for all ages. Dr Challoner's Grammar School (boys) is within walking distance. Dr Challoner's High School (girls) is at Little Chalfont and private schools including the Beacon Boys School and Heatherton House School are easily accessible.

Council Tax Band F £3,548.29 2025/2026 Rates

