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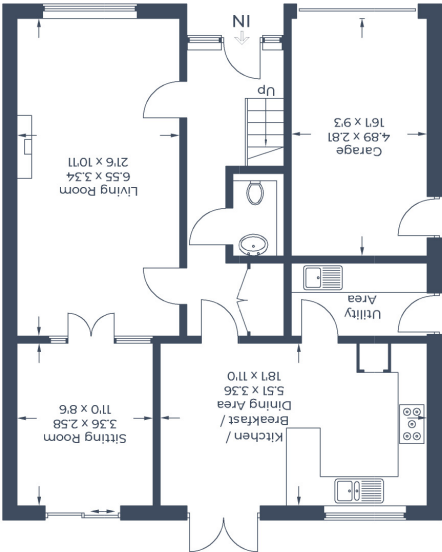
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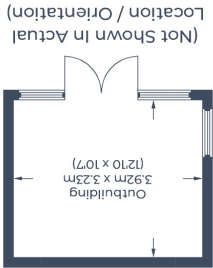
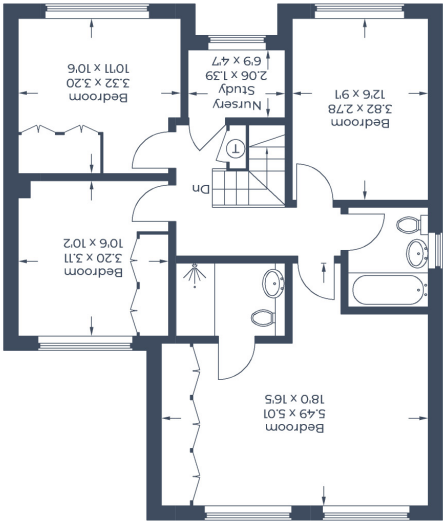
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measurements are approximate, not to scale.

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Ground Floor



First Floor



Approximate Gross Internal Area

Ground Floor = 69.3 sq m / 746 sq ft

First Floor = 73.1 sq m / 787 sq ft

Garage = 13.8 sq m / 148 sq ft

Outbuilding = 12.7 sq m / 137 sq ft

Total = 168.9 sq m / 1,818 sq ft



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(82+)
B	(61-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
73	
84	



16 Chestnut Close | Amersham | Buckinghamshire | HP6 6EQ £1,050,000

JOHN NASH & CO.

First Time on the Market in 32 Years | Semi Detached Family Home | Four Spacious Bedrooms plus Nursery/Study Room | Modern and Attractively Presented | Beautiful Southerly Facing Garden with Garden Room | Walking Distance Of Highly Regarded Schools, Train Station and Town Centre



A much-loved family home is welcomed to the market after 32 years of ownership by our vendors who have enjoyed and cared for this home over the years. Nestled in a quiet, desirable cul-de-sac in Amersham, this charming 4 bedroom property is now ready to offer desirable living accommodation to its new owners. It is in impeccable condition throughout with generously proportioned rooms, modern fittings and a warm atmosphere. Complimenting the interiors, is a south westerly facing rear garden landscaped and complete with an internet connected garden room and pretty patio entertaining area with pergola. With only a 10 minute walk to Amersham's town centre and train station, the house is conveniently located for many of Amersham's highly regarded schools including Chestnut Lane and Elangeni infant school and Dr Challoner's Grammar (Boys) School.

The Property

Built in the 1930's, this home has great kerb appeal with it's external art deco design flair and pristine appearance. The inside does not disappoint either, with a welcoming and bright entrance hall leading into a generous living room with a feature gas fireplace and adjoining snug with views and sliding doors to the garden patio. The kitchen is immaculate with maple units and granite worksurfaces and open plan to the dining area. Off the kitchen is a utility room with good storage and a door to the side of the property. A little downstairs cloakroom off the entrance hall also rounds off the ground floor accommodation.

A spacious first floor landing provides access to four double bedrooms all but one have built in wardrobes. The master bedroom is double aspect with a recently renovated ensuite shower room. A further fifth room would make a charming new born nursery or a perfect study/office space. The family bathroom is a white suite and nicely appointed.

All in all, the property is attractively decorated and presented and will provide you with a most excellent first impression on entrance and throughout the property.

The Accommodation Consists of:

- Entrance Hall
- Living Room
- Snug
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Four Bedrooms
- Nursery Room/Study Room
- Ensuite Shower Room
- Garden room
- Integrated Garage

Outside

The garden itself is a highlight as it's pretty, well tended and south westerly facing ensuring it captures light all throughout the day. Perfect for summer entertaining with a patio for garden furniture nestled under a pergola with steps that then lead to an area of level lawn, ideal for family playtime and finally a garden room wired with internet access.

The front of the property provides off street parking with a pebble dash driveway and access to the single garage with up and over doors and side access to the rear garden.

Location

Amersham is a popular town, set in the Chiltern Hills, and within a 10 minute walk of Chestnut Close, offers excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Grammar (Boys) School, and Chestnut Lane/Elangeni Schools. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks & Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

Council Tax Band E £3,002.40 2025/2026 Rates

