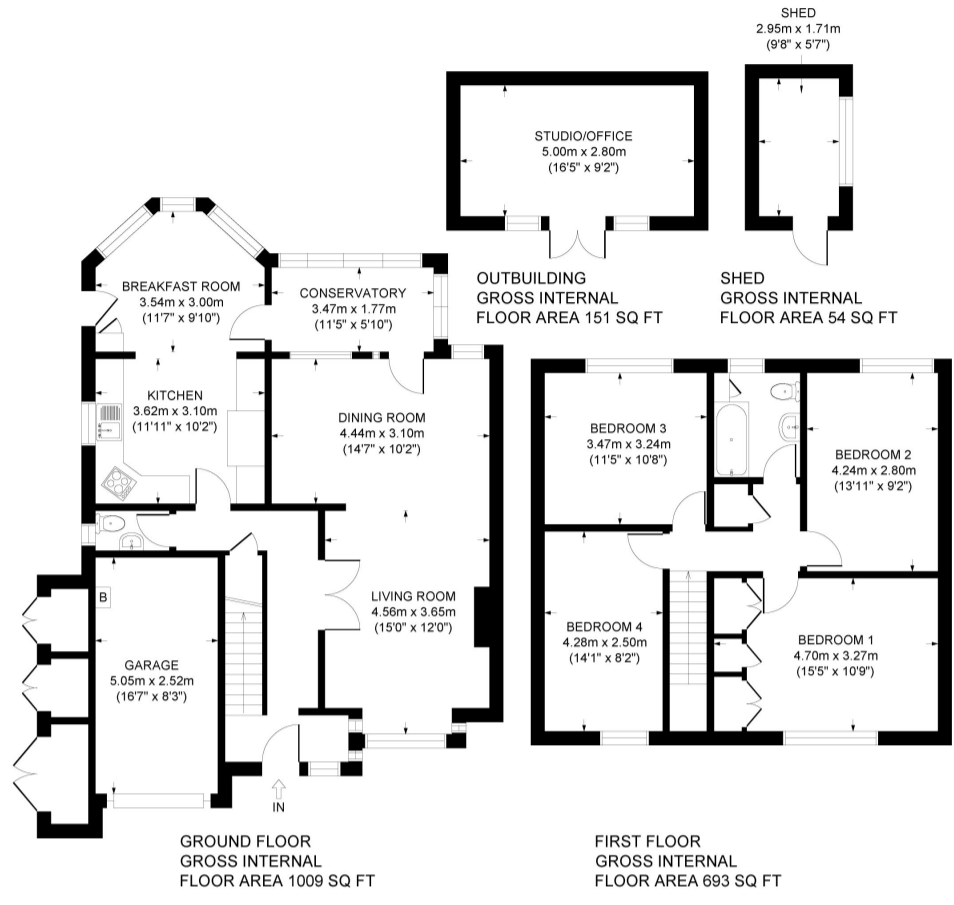


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John 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. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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APPROX. GROSS INTERNAL FLOOR AREA 1908 SQ FT / 177 SQ M INCL. GARAGE
 29 DEVONSHIRE CLOSE, AMERSHAM, HP6 5JG

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.



England, Scotland & Wales	
Energy Efficiency Rating	Current Potential
A (82-100)	Very energy efficient - lower running costs
B (61-81)	
C (49-60)	
D (39-48)	
E (29-38)	
F (13-28)	Not energy efficient - higher running costs
G (1-12)	
79	64



29 Devonshire Close | Amersham | Buckinghamshire | HP6 5JG

£840,000

JOHN NASH & CO.

End of Terrace | Four Bedrooms | Extended Property | Garden Room | Well Presented | Close to all Town Amenities and Schooling | NO ONWARD CHAIN



Set in this prime location close to all amenities, this spacious end of terrace property, must be viewed to be appreciated. The well planned accommodation has been extended over the years with an excellent hobbies room to the rear garden. Sold with NO ONWARD CHAIN.

Entrance Vestibule

Quarry tiled floor with matwell, partly glazed front door and side screen, opening to:

Entrance Hall

Woodblock flooring, radiator concealed behind decorative grill, wall thermostat, cupboard under stairs.

Cloakroom

WC, wash hand basin, radiator, ceramic tiled floor.

Kitchen/Breakfast Room

One and a half stainless steel sink unit set in granite surround extending to incorporate four ring Hotpoint electric hob unit with oven below and extractor unit over, range of wall cupboards, integrated Bosch dishwasher, integrated AEG washing machine, further store cupboards and drawer stack, matching range of store cupboards incorporating fridge/freezer, further store cupboards with pull-out basket drawers. Ceramic tiled floor, three radiators, downlights, door to garden and glazed door to conservatory.

Living Room

Approached by glazed double doors from the hall, fitted gas fire with marble slips and hearth with timber surround, TV point, radiator with decorative grill, bay window overlooking the front garden, fitted double store cupboard, woodblock flooring, wide opening to:

Dining Room

Radiator with decorative grill, door to:

Conservatory

Ceramic tiled flooring, two radiators, double glazed panels.



First Floor

Landing with hatch to loft space, linen cupboard containing hot water cylinder.

Bedroom 1

Range of built-in wardrobe cupboards, radiator.

Bedroom 2, 3 and 4

Radiator.

Family Bathroom

White suite of panelled bath with Aqualisa shower unit and shower rail and curtain, WC, pedestal wash hand basin, tiled walls, fitted shelving, ladder towel radiator.

Outside

The front is approached over a brick driveway with parking for two-three cars and lawned area to either side. A gate leads down the side of the property where there is a run of cupboards that holds bins and bike storage. Brick paving leads to the attractive rear garden with pebbled areas, well stocked flower and shrub borders and feature circular box hedging with bay tree.

A hobbies room with electric light and power point being glazed to the front with double doors.

Single garage with up and over metal door, electric light and power point, electric consumer unit and gas meter, gas fired wall mounted boiler.

Council Tax Band F £3,216.04 2023/2024 Rates

Location

Amersham on the Hill is a popular town, set in the Chiltern Hills, offering 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. Highly regarded schooling for all ages and a town centre offering a variety of both independent and multiple shopping facilities including Waitrose, Marks and Spencer WH Smiths and Boots together with a selection of restaurants and coffee shops. The Health Centre, library and leisure centre are within a short walk of the property.

