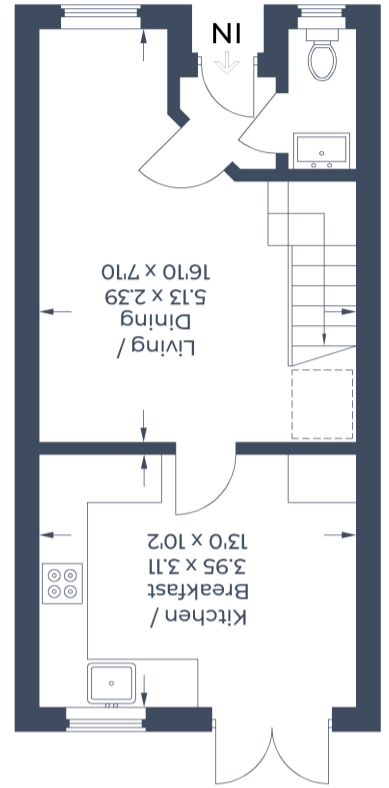


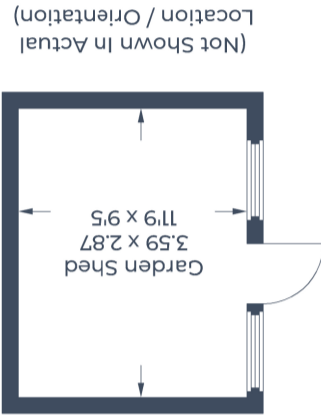
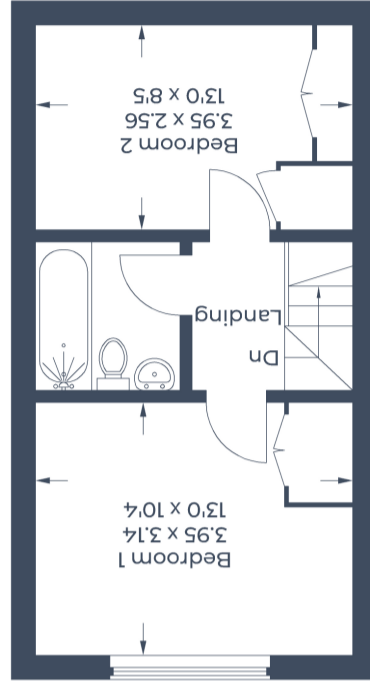
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measurements are approximate, not to scale.

### Ground Floor



### First Floor



Approximate Gross Internal Area  
Ground Floor = 32.8 sq m / 353 sq ft  
First Floor = 31.0 sq m / 334 sq ft  
Garden Shed = 10.3 sq m / 111 sq ft  
Total = 74.1 sq m / 798 sq ft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82+)
	B (61-81)
	C (49-60)
	D (35-48)
	E (29-54)
	F (13-38)
Not energy efficient - higher running costs	G (1-20)
Current	75
Potential	89

England, Scotland & Wales  
EPC  
2008/1/EC



59 Hillside Gardens | Amersham | Buckinghamshire | HP7 9DX

£525,000

JOHN NASH & CO.

Semi Detached House | 2 Bedrooms | Eat-In Kitchen | Under Floor Heating to Ground Floor | Parking for 2 Cars | Nicely Presented and Well Maintained



Hillside Gardens is an attractive enclave tucked into the Hundred Acres community in Amersham on the Hill. Built in 2007, our owners have lived in the property since new and present their home for sale in excellent condition. Ideally tucked away towards the end of this quiet cul-de-sac, this 2 bedroom semi detached home would suit many buyers from first time buyers, families or an investment option.

**Covered Entrance Porch**

**Entrance Vestibule**

**Cloakroom**

White suite with wall hung sink with mirror above, WC, stainless steel ladder style towel rail.

**Sitting Room**

A good size room with box bay window creating excellent space for an office area, underfloor heating, under stairs store cupboards for meter, electric consumer unit and plumbing for the underfloor heating.

**Kitchen/Breakfast Room**

A bright and spacious kitchen with modern cabinetry incorporating ample wall and floor kitchen units along with a useful tall storage unit. There is a 1 1/2 bowl sink unit with full size draining board set into laminate worksurfaces. All appliances being either Neff or Bosch are integrated and include fridge/freezer, oven, 4 ring gas hob, extractor fan, dishwasher and washing machine. There is a cupboard housing a brand new Baxi 424 combi 2 boiler and flue with 5 year warranty. Underfloor heating. Finally, double doors lead out onto a patio and the garden.

**First Floor Landing**

**Bedroom 1**

With views to the rear, a good size double bedroom with double wardrobe with hanging space and shelf above.



**Bedroom 2**

With views to the front, a double bedroom with double wardrobe with hanging space and shelf above, an airing cupboard with radiator and hatch to loft space with drop down ladder, fully boarded and power.

**Family Bathroom**

A white suite with wall hung sink and mirrored cabinet above, WC, bath with shower attachment and glass panel screens, stainless steel ladder style towel radiator, shaver point, 2nd mirrored wall cabinet, extractor fan and fully tiled walls.

**OUTSIDE**

The front of the property is nicely presented with a stone tile path leading to the covered front door. There is a small area of lawn just under the box bay window with attractive shrubs and plants, along with parking for 2 cars. The rear garden is likewise, nicely presented with an area of patio spacious enough for a dining set and with a side space of pebble dash for outdoor furniture or possibly a bbq. There is an area of lawn with a gentle slope leading to a large garden storage shed set on a concrete base. The garden is fully enclosed by panelled fencing with mature trees to the rear all offering a good degree of privacy.

**Council Tax Band D £2,338.97 2024/2025 Rates**

**Location**

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to London. The motorways of the M25, M40, M4 and M1 are easily accessible. Schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Boys Grammar School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer and Boots together with a selection of restaurants and coffee shops and the Chiltern Lifestyle Centre.

