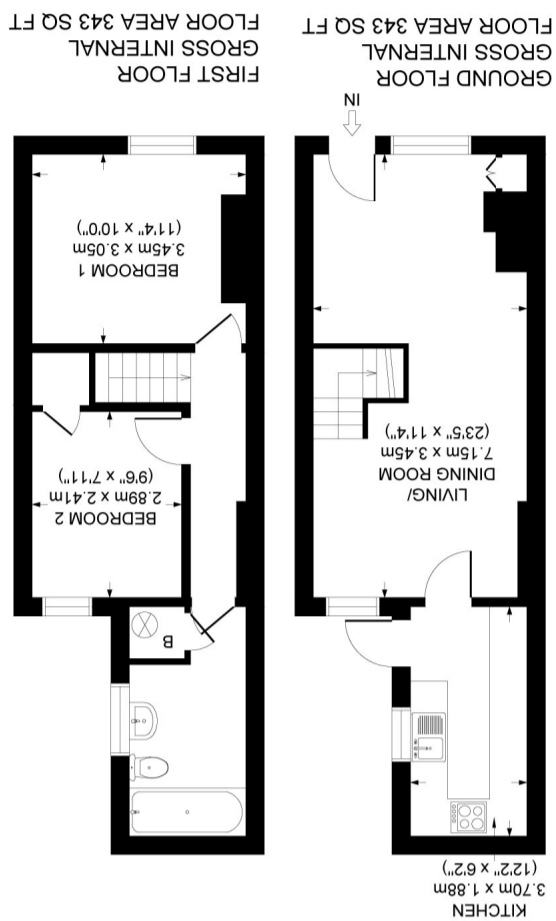


All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 686 SQ FT / 64 SQ M
83 WHITE LION ROAD, AMERSHAM, HP7 9JR



Energy Efficiency Rating	
Current	Potential
60	83
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-38)	
G (1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Scotland & Wales	



83 White Lion Road | | Amersham | Buckinghamshire | HP7 9JR

£335,000

JOHN NASH & CO.

1890's Built Mid Terrace Cottage | Two Bedrooms | Open Plan Living/Dining Room | Exposed Brick Chimney Breast | Project Potential | NO ONWARD CHAIN

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 or 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 or Agent 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. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.



A 2 bedroom terraced cottage dating back to the 1890's nicely located between the popular communities of Amersham and Little Chalfont. In need of some updating, this property with garden is an ideal first time buy or investment purchase and is being sold with NO ONWARD CHAIN.

Living/Dining Room

A double aspect room with open fireplace and exposed brick chimney breast and a central open tread staircase to the first floor.

Kitchen

A fully fitted kitchen with a generous amount of kitchen storage units, a 1 1/2 bowl stainless steel sink unit set in laminate worksurface. Space and plumbing for dishwasher and washing machine, four ring gas hob unit with extractor hood over and oven below, integrated fridge freezer. Door to garden.

FIRST FLOOR

Landing

Hatch to loft space.

Bedroom 1

A double bedroom with built in wardrobe cupboard.

Bedroom 2

A double bedroom.

Bathroom

White suite of panelled bath with fitted shower and tiled surround. Pedestal wash hand basin, WC and stainless steel ladder style towel rail. Cupboard housing insulated hot water cylinder and Worcester boiler.

Outside

The front is approached via a little courtyard gate with an area of patio slabs and the rear garden provides a good amount of space for outdoor living with two patio areas, an area of lawn, timber garden shed and a further garden storage unit. There is an outside garden tap and right of way access for the adjoining terraced homes.

COUNCIL TAX

BAND D - £2338.37 24/25

LOCATION

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities including the train station for 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 readily available, including the highly regarded Dr Challoner's Grammar Schools. Also close by is the town centre with a wide variety of shops, together with a selection of restaurants and coffee shops and the newly built Chilterns Life Style Community Centre.

