

01494 725005

www.john-nash.co.uk

admin@john-nash.co.uk

John Nash & Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

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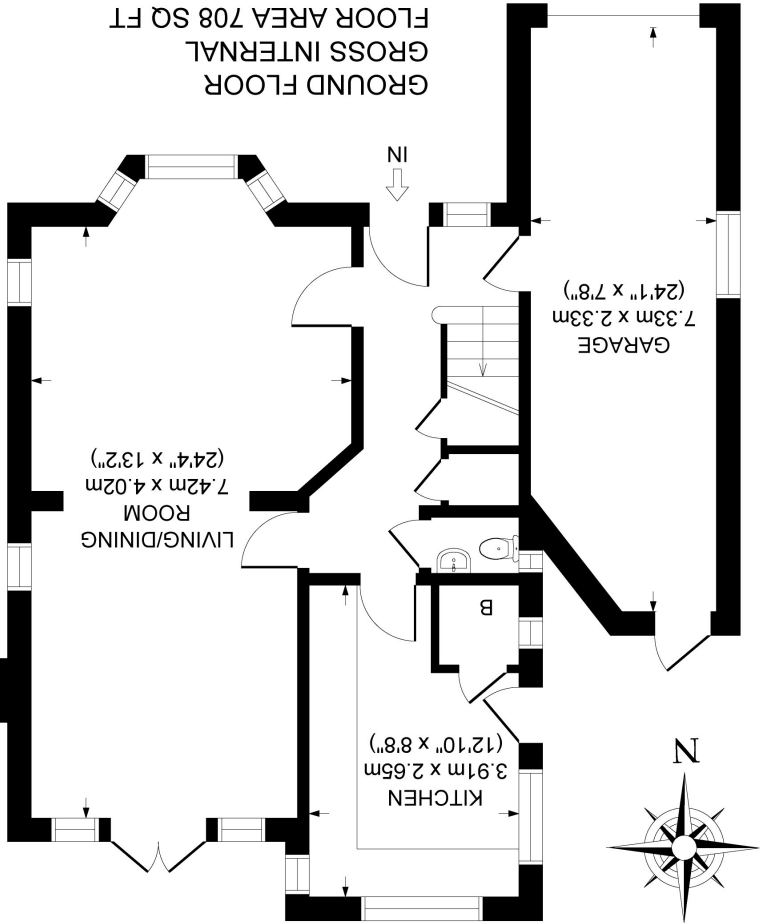
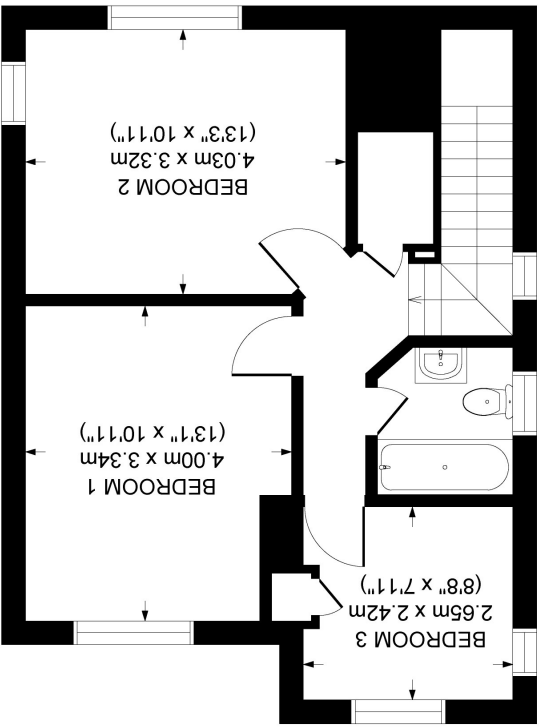
All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112 SQ M INCL. GARAGE
41 FIRST AVENUE, AMERSHAM, HP7 9BL

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 500 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 708 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	
68	75



41 First Avenue | Amersham | Buckinghamshire | HP7 9BL

£795,000

JOHN NASH & CO.

DETACHED HOUSE | THREE BEDROOMS | INTEGRATED GARAGE | GOOD SIZE REAR GARDEN WITH COUNTRYSIDE VIEWS | POPULAR AMERSHAM LOCATION | DRIVEWAY WITH PARKING FOR SEVERAL CARS | CLOSE TO ALL AMENITIES INCLUDING TRAIN STATION | NO ONWARD CHAIN



This three bedroom, DETACHED property boasts a good size and SECLUDED REAR GARDEN with magnificent views over the Misbourne Valley. The property offers good size living accommodation with well proportioned room sizes, is bright and spacious throughout and is ripe for extending and modernising , subject to necessary planning permissions. The property is situated at the top of First Avenue, in the desirable Hundred Acres community of Amersham on the Hill. with easy to access schooling, the train station and the many shops and amenities in Amersham. The property is being sold with NO ONWARD CHAIN.



The Property

This beautifully presented three-bedroom detached home has kerb appeal from the moment you arrive. A striking red front door and sweeping driveway set the tone for a wonderful family home.

The welcoming entrance hall leads into a spacious through-lounge, where bay windows flood the front of the room with natural light, while elegant French doors at the rear open out to reveal a truly picturesque garden. Wood flooring flows throughout the ground floor, adding warmth and continuity to the space.



The well-proportioned kitchen also enjoys garden views, and a convenient downstairs cloakroom and direct internal access to the integrated garage complete the downstairs layout.

The Upstairs

Upstairs, the generous master bedroom is a real retreat, benefitting from a dual aspect that fills the room with natural light. The second bedroom is equally spacious, with views across the rear garden, while the third bedroom—also dual aspect—offers flexible space ideal for a nursery, study, or guest room. The family bathroom features a shower over the bath for added convenience.

To The Outside

The piece de la resistance is the garden— with mature shrubs, a good sized lawn area, a flourishing apple tree, a greenhouse with a vegetable patch, and panoramic views over the Misbourne Valley. The entire garden is very secluded as it is surrounded by greenery.

Location

Amersham is a popular town, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London and the motorway networks. Local schooling for all ages is with walking distance including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks & Spencers and Boots together with a selection of restaurants and coffee shops.

Council Tax Band F - 25/26 £3548.29

