

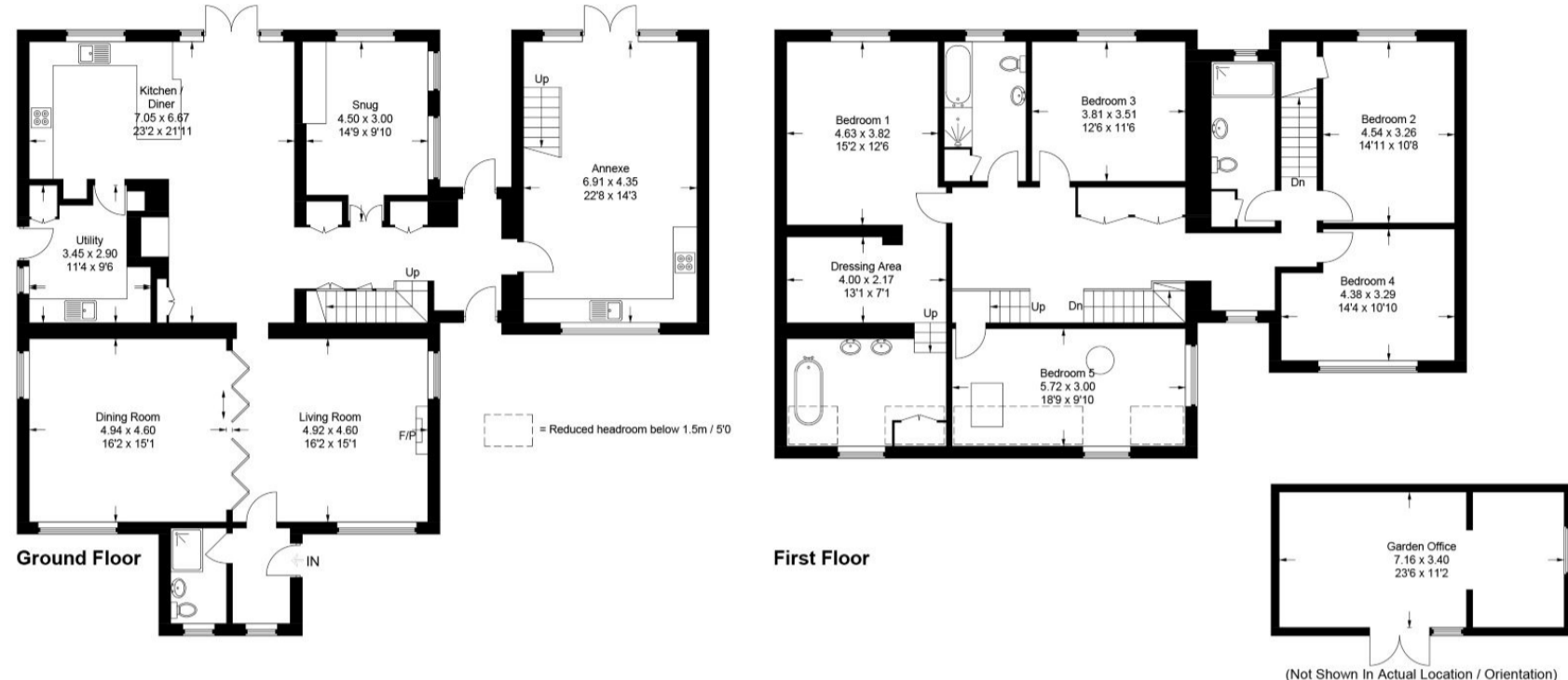
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## 17 Parkfield Avenue

Approximate Gross Internal Area  
 Ground Floor = 166.5 sq m / 1,792 sq ft  
 First Floor = 151.3 sq m / 1,628 sq ft  
 Garden Office = 24.3 sq m / 261 sq ft  
 Total = 342.1 sq m / 3,681 sq ft



England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
Current	67
Potential	73

**Energy Efficiency Rating**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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17 Parkfield Avenue | Amersham | Buckinghamshire | HP6 6BE

£1,795,000

JOHN NASH & CO.

CHARACTER DETACHED HOUSE | 1/3 ACRE PLOT | SOUGHT AFTER TREE LINED AVENUE | MODERN OPEN PLAN LIVING SPACE | GARDEN ROOM | FIVE BEDROOMS | FOUR RECEPTION ROOMS | ANNEX



This UNIQUE and CHARACTERFUL DETACHED family home benefits from being tucked away in this MUCH SOUGHT AFTER tree-lined road within walking distance of the centre of Amersham and the train line station. The house boasts spacious accommodation extending to 3,681sq ft (342.1 sqm) including an exceptional open plan area perfect for modern family living. The property also enjoys a good size southerly facing plot, circa 0.3 acres

### The Property

17 Parkfield is a most desirable detached family home in a tree lined avenue tucked away in the corner. Originally dating back to 1910 when the property was formerly a village school, the house has since been sympathetically modernised and extended and now provides SUPERB family accommodation along with scope to create a self-contained annex.

The house boasts spacious accommodation extending to 3,681sq ft (342.1 sqm) including an exceptional open plan area perfect for modern family living. There are five bedrooms and four bathrooms as well as a garden office.

The property also enjoys a good size plot, circa 0.3 acres, and benefits from a south facing aspect.



### LOCATION

Parkfield Avenue is a highly regarded tree-lined street within easy walking distance of the town centre of Amersham and the train station. It is also ideally located within walking distance of the local schools, including the much sought after Dr Challoners Boys School.

Amersham on the Hill is a popular town with a plethora of both independents and high street names including Waitrose, Marks & Spencer and Boots. Amersham also benefits from both the Chiltern Railways mainline train and the Metropolitan line.

### EPC RATING - D

### COUNCIL TAX BAND - G - £3710.83 (2023/24)

