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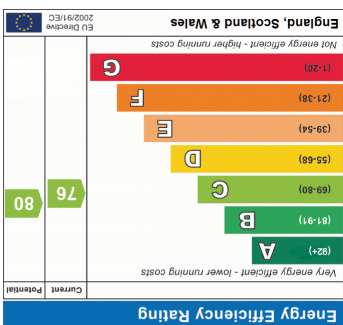
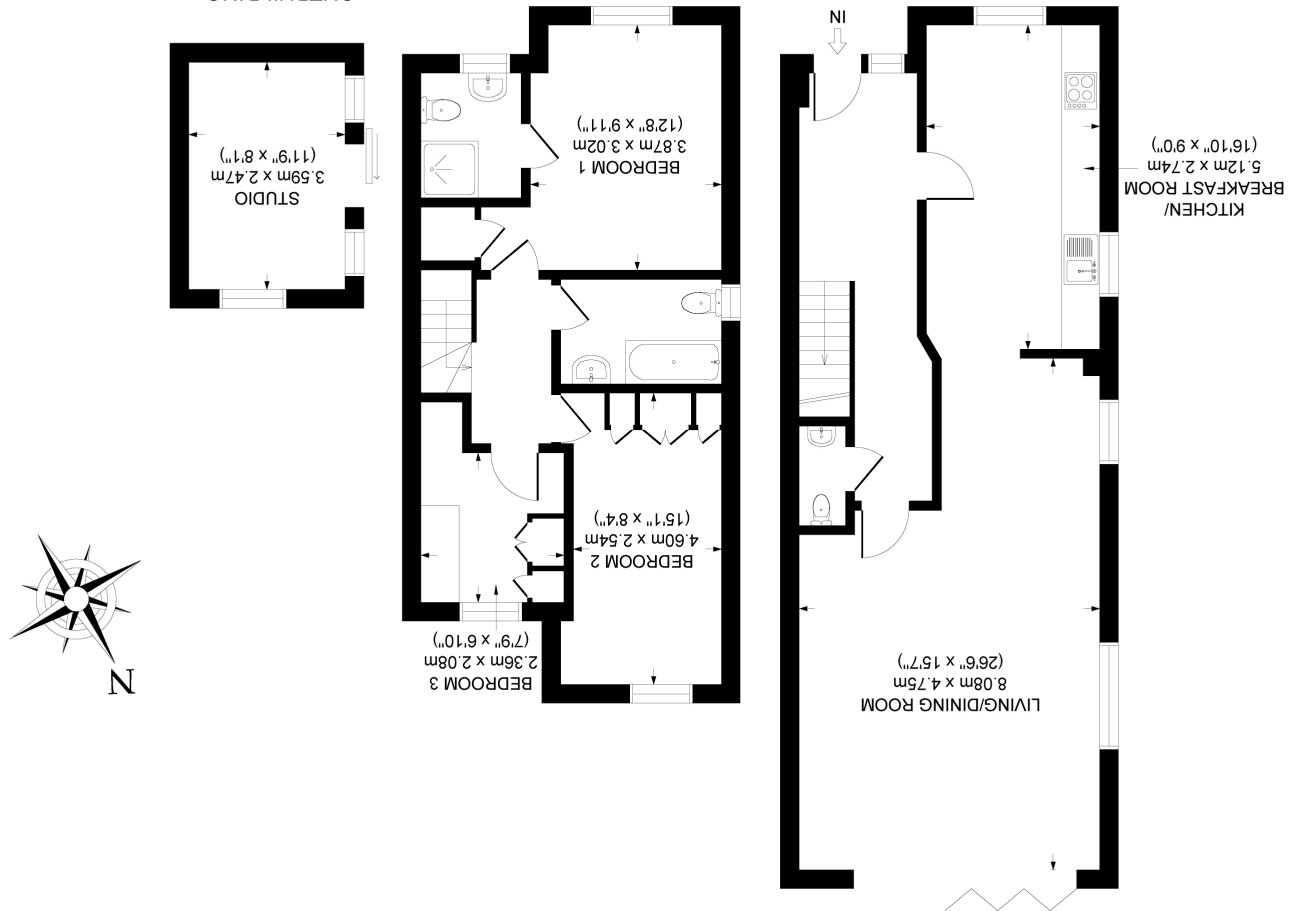
Particulars.

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 whether 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 Vendor nor 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 pass 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.

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.

APPROX. GROSS INTERNAL FLOOR AREA 1245 SQ FT / 116 SQ M INCL. OUTBUILDING  
9 HIGH VIEW PLACE, AMERSHAM, HP7 9FE

GROUND FLOOR	FIRST FLOOR	OUTBUILDING
GROSS INTERNAL	GROSS INTERNAL	GROSS INTERNAL
FLOOR AREA 665 SQ FT	FLOOR AREA 485 SQ FT	FLOOR AREA 95 SQ FT



**9 High View Place | Amersham | Buckinghamshire | HP7 9FE**

**£795,000**

JOHN NASH & CO.

SEMI DETACHED HOUSE | THREE BEDROOMS | QUIET CUL DE SAC LOCATION | MODERN KITCHEN | MODERN AND CONTEMPORARY BATHROOMS | GARDEN ROOM | PARKING TO FRONT OF PROPERTY | NO ONWARD CHAIN





This IMMACULATELY PRESENTED three bedroom house, is conveniently located in a quiet cul-de-sac close to both Amersham on the Hill and Amersham Old Town. The property boasts a modern and contemporary kitchen with integrated appliances, and modern bathroom and ensuite as well as a low maintenance garden, with a spacious GARDEN ROOM. This property is presented in a ready to move in condition with No Onward Chain.

**The property**

You reach the property at the end of a lovely quiet cul-de-sac, with parking directly outside the elegant front door. There is an electric car point to the entrance of the property.

This home boasts a welcoming hallway, with a tiled floor leading into:-

Living/Dining Room – A bright and welcoming space featuring large windows and french doors with a neutral colour palette, ideal for relaxing or entertaining.

Contemporary Kitchen– Fitted with modern cabinetry, ample work surfaces, and integrated Neff convection hob, double oven, dishwasher and washing machine as well as space for a fridge freezer. The kitchen overlooks the front of the property.

**To The Upstairs**

Three Bedrooms – Includes a generous principal bedroom with ensuite shower room, a second double

with two built in double wardrobes, and a versatile third room, perfect for a nursery or home office.

Family Bathroom – Stylish and functional with a full-size bath, overhead shower, and contemporary tiling.

**To the Rear**

Private Rear Garden – A well-maintained outdoor area offering a perfect setting for summer gatherings. At the top of the raised bed area is a good sized garden room, with multi functional uses as a playroom/gym/study.

**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. High View also boasts an easy walking distance to Amersham Old Town. Old Amersham boasts the perfect blend of rural charm and cosmopolitan flair being surrounded by boutique shops, upmarket restaurants and independent cafes. There is a regular farmers market, a museum and stunning church surrounded by an award winning garden and grounds. Access to countryside is on your doorstep.

**Council Tax Band E - £ 3,002.40 2025/2026 Rates**

