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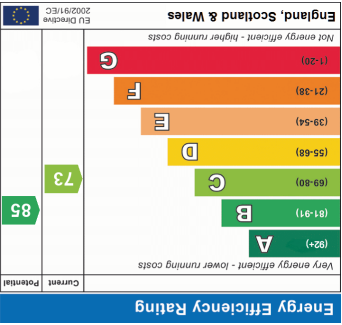
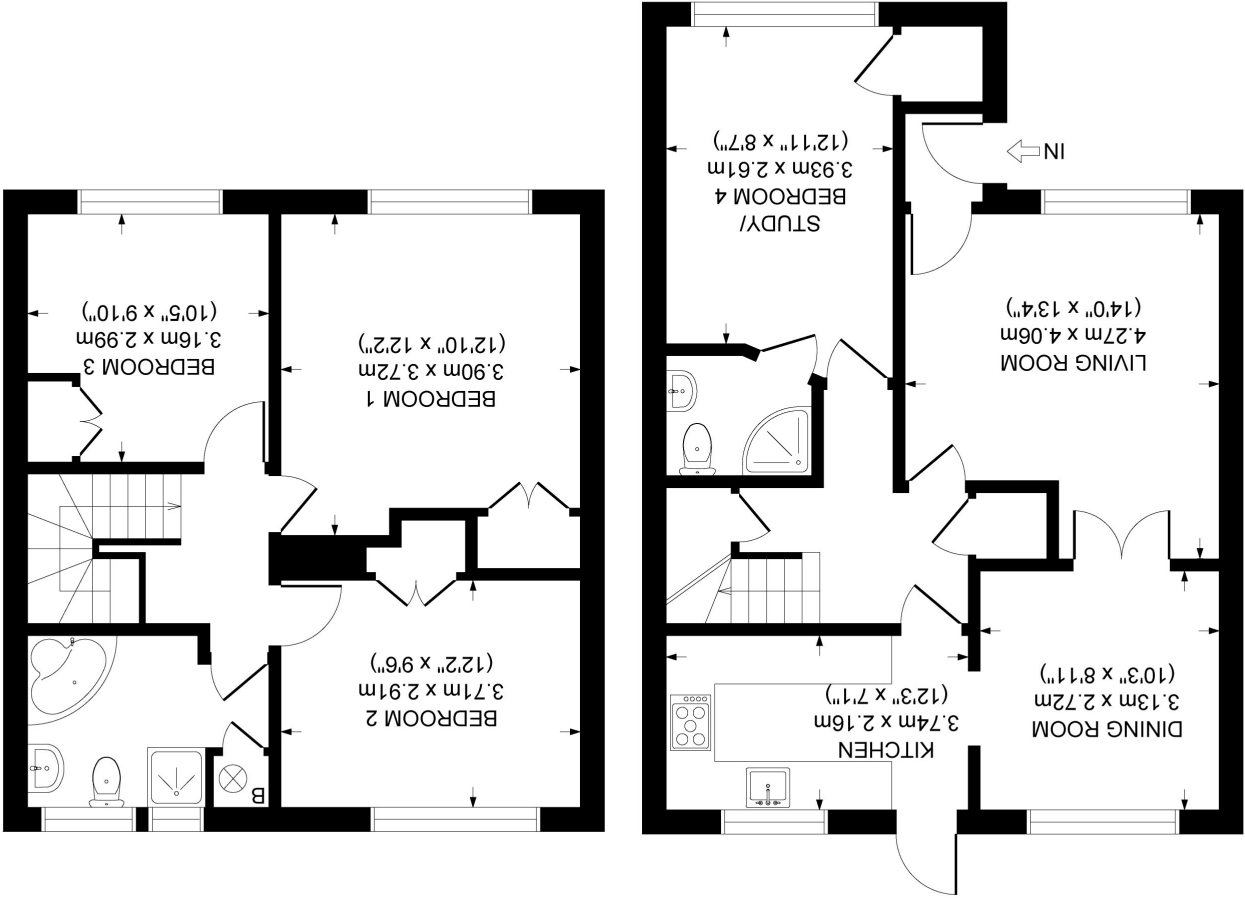
Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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.

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 1181 SQ FT / 110 SQ M
54 LINCOLN PARK, AMERSHAM, HP7 9HD



54 Lincoln Park | Amersham | Buckinghamshire | HP7 9HD

£755,000

JOHN NASH & CO.

Ideal End of Terrace Family Home | Three Double Bedrooms | Generous Family Bathroom | Ground Floor 4th Bedroom/Study with En Suite Shower Room | Southerly Facing Rear Garden | Scope to Extend (STPP)



John Nash are pleased to bring this spacious and versatile three bedroom end of terrace home to the market. Being situated in a prime location in one of Buckinghamshire's most desirable market towns, this home offers flexible living across two floors with potential to extend, subject to planning permission. It is the ideal property for growing families, home workers or those looking to rightsize their lifestyle.

Entrance Hall

Radiator, door to:

Living Room

Radiator, two wall light points, TV point, door to Inner Hall and double doors to:

Dining Room

Radiator, woodblock flooring, opening to:

Kitchen

Butlers sink set in timber worktop with cupboards and drawer below, laminated worktop incorporating five ring gas hob unit with oven below and extractor hood over, range of wall cupboards including a glass fronted for china, integrated machines including washing machine, dishwasher, fridge and freezer. Part tiled walls, ceramic tiled floor, radiator, half glazed door to patio and garden.

Inner Hall

Stairs with turn to first floor, radiator, cupboard under stairs and coats cupboard with radiator.

Study/Bedroom 4

Radiator, store cupboard with consumer unit, door to:

En-Suite Shower Room

White suite of shower stall with curved Perspex screen and door, WC, pedestal wash hand basin, chromium heated ladder towel rail, ceramic tiled flooring, downlights, extractor fan.

FIRST FLOOR

Landing

Hatch to loft space.



Bedroom 1

Double built-in wardrobe cupboard with mirror fronted doors, radiator.

Bedroom 2

Double built-in wardrobe cupboard with mirror fronted doors, radiator.

Bedroom 3

Radiator.

Bathroom

White suite of corner bath with mixer taps and hand shower attachment, WC, pedestal wash hand basin, fully tiled shower stall with Perspex door and screen, cupboard housing Worcester gas fired boiler and hot water tank with immersion heater, fully tiled walls, downlights, ladder radiator.

OUTSIDE

The property is approached over a wide brick paved driveway with parking for two – three cars. The rear garden has a South/Westerly aspect, having a large area of paved patio and lawn with brick edging, all screened by high panelled fencing and a gate leading from the rear boundary.

Timber garden store shed with electricity and outside tap.

Council Tax Band E £3,002.40

Location

Ideally set in the picturesque Chiltern Hills with an ideal and convenient location to the amenities of Amersham Old Town and New Town which includes access in approximately a mile to the Chiltern and Metropolitan lines at the Amersham train station and access to motorways linking to London, Heathrow and Oxford. Amersham boasts a wide variety of shops, restaurants and amenities, and the community benefits from the availability of numerous activities for all ages including use of the new Community Lifestyle Centre. Education is well catered for with schools for all ages. Within close proximity are St George's C of E Infant School, the Amersham School (Secondary) and Buckinghamshire College. Just over a mile away and easily accessible is Dr Challoner's Grammar School (Boys) whereas Dr Challoner's High School (Girls) is at Little Chalfont (2 miles). Private education is provided by The Beacon School and Heatherton House School.

