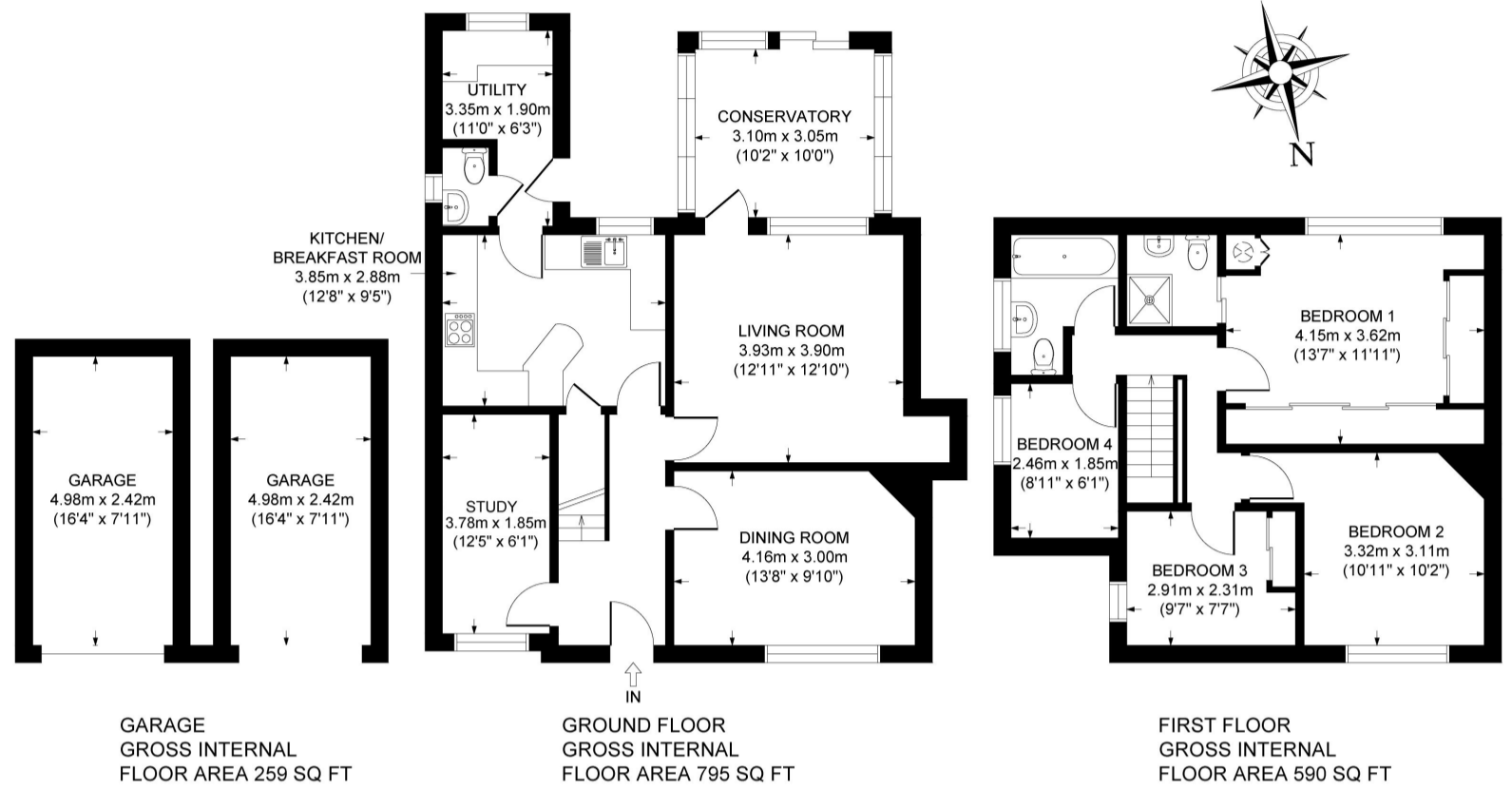


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 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.

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England, Scotland & Wales	
Energy Efficiency Rating	Current Potential
A	(82-100)
B	(61-81)
C	(49-60)
D	(35-48)
E	(29-54)
F	(13-38)
G	(1-12)

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

57  
 72

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.**



**23 Elm Close | Amersham | Buckinghamshire | HP6 5DD**

**£965,000**

**JOHN NASH & CO.**

Four Bedroom Semi Detached House | Three Reception Rooms plus Conservatory | South Facing Garden | Quiet and Private Location | Short Level Walk of Town Centre and Train Station | Potential to Extend Subject to Planning Permission | NO ONWARD CHAIN



An extended 1920's semi detached home in a most charming pocket of Amersham on the Hill that is within close walking distance of the amenities of the town centre including the train station, leisure centre and Dr Challoner's Grammar School for Boys. Our vendors have meticulously cared for this 4 bedroom home for the past 42 years with the property being sold with further potential to extend subject to planning permissions. There is no onward chain with this property and viewings are strongly recommended to appreciate the overall benefits of this home.

**The Accommodation Consists of:**

- Entrance Hall
- Living Room
- Dining Room
- Study
- Conservatory
- Kitchen
- Utility Room
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom



**The Property**

23 Elm Close is a pristine and 'move in' condition family home that has been extended to create a spacious and bright home with three generous reception rooms and conservatory. The kitchen is well equipped with integrated Neff appliances and a window above the sink overlooking the expansive garden. Off the kitchen is the utility room with a door to the garden, a WC and space for washing machine, dryer and storage. The attractive accommodation is completed by four bedrooms on the first floor with an en suite shower room and family bathroom. The loft provides excellent storage with a drop down ladder, light and boarding. The tidy garden has a large stone tiled patio with plenty of space for dining and outdoor seating along with a tiled path leading down the side of the lawned garden to two garages and access via a gate to Chiltern Avenue. To the front of the property, there are well established privacy laurel borders along with an area of lawn and pebble drive for parking 2/3 cars and leading to a covered porch and side rear access.



**Situation**

23 Elm Close is an ideal family home set within the picturesque Chiltern Hills in Amersham and in a secluded, private and leafy Close with its own communal gardens exclusive for the residents' enjoyment. Elm Close is a mature road of character within walking distance of the train station, schooling and the numerous amenities on offer at Amersham on the Hill with its wide variety of shops, restaurants and coffee shops. Along with the train station with access to the Chiltern Line and Metropolitan Line, motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Furthermore, charming 16th Century Old Amersham is minutes away with its boutique hotels, pubs and shops.

Education is well catered for with schools for all ages and Dr Challoner's Boys Grammar School within close proximity. Dr Challoner's Girls High School is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School for Girls.

**Services**

- Tenure: Freehold
- Services: All Main Services
- Council Tax: Band F £3,216.04 2023/2024 Rates

£275.00 per annum maintenance charge for communal gardens  
Substantial sinking fund in place for private road maintenance

