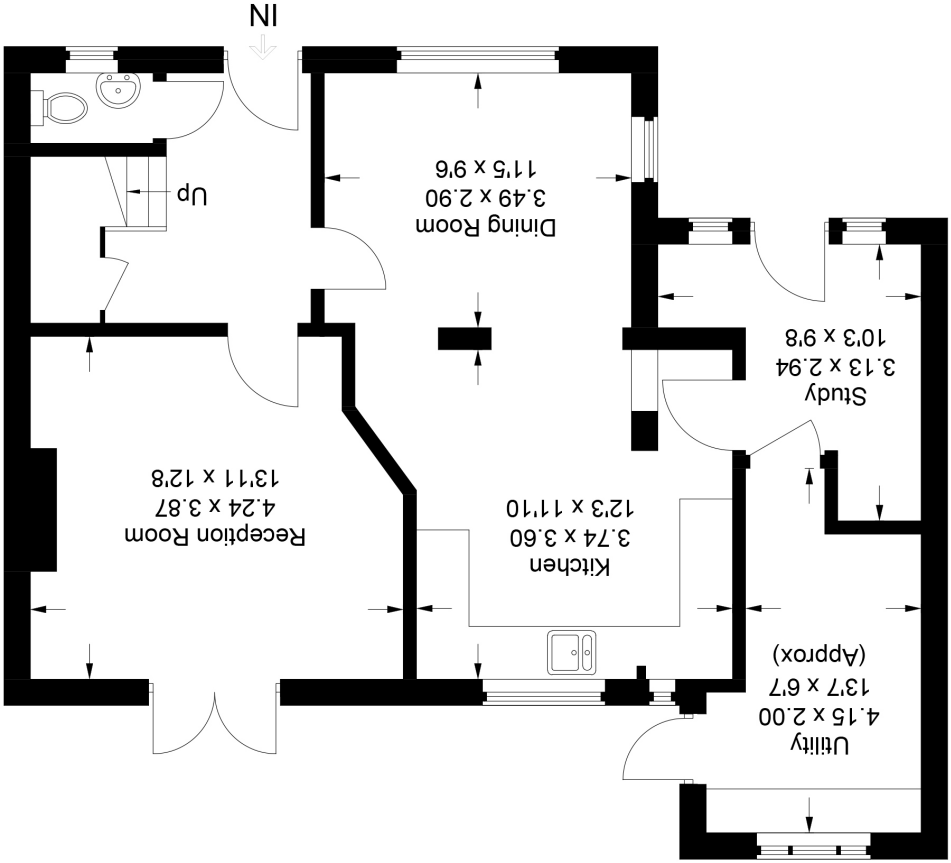
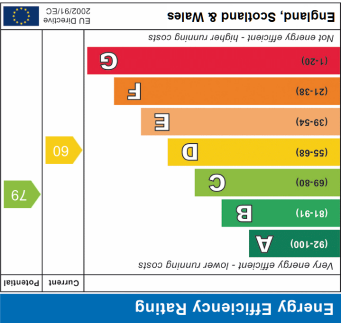
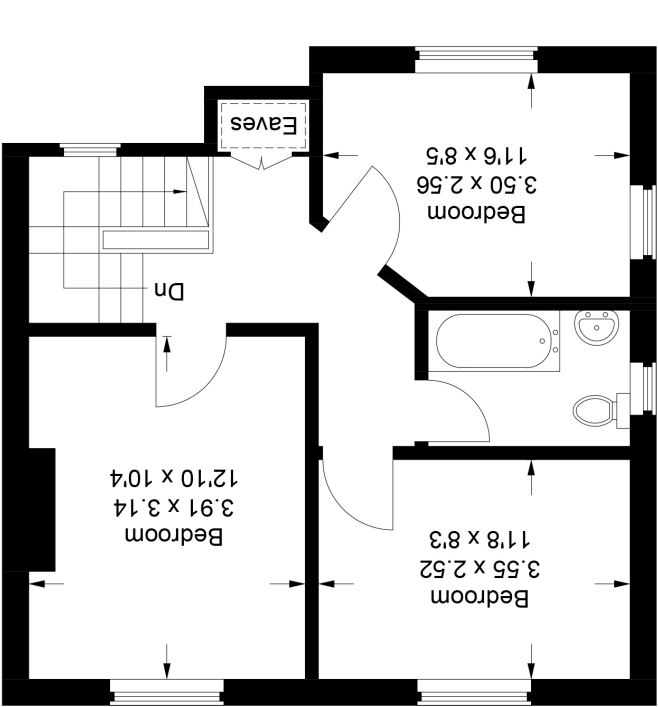


Ground Floor



Approximate Gross Internal Area
Ground Floor = 68.5 sq m / 737 sq ft
First Floor = 44.9 sq m / 483 sq ft
Total = 113.4 sq m / 1,220 sq ft

First Floor



Something Cottage | 6 Church Street | OLD AMERSHAM | Buckinghamshire | HP7 0DB

£845,000

JOHN NASH & CO.

THREE BEDROOM SEMI DETACHED HOUSE | LOCATED IN THE HEART OF OLD AMERSHAM | MODERN AND CONTEMPORARY KITCHEN WITH AGA AND INTEGRATED OVEN/HOB | PARKING FOR TWO CARS | ATTRACTIVE WALLED GARDEN WITH SUMMERHOUSE | NO ONWARD CHAIN



Something Cottage is a semi detached house ideally set in the Old Town of Amersham just off the picturesque High Street. The property offers excellent accommodation comprising entrance hall, cloakroom, sitting room, dining room, study, kitchen with AGA, utility room. To the first floor there are three bedrooms and a bathroom whilst outside is a walled garden with a Westerly aspect and parking to the front for tow to three vehicles. Sold with NO ONWARD CHAIN.

Entrance Hall

Quarry tiled flooring, radiator with shelf over, storage cupboard under stairs with electricity meter and consumer unit, wall thermostat.

Cloakroom

White suite of WC, wash hand basin, radiator, half tiled walls.

Reception Room

Victorian style fireplace with carved wood surround tiled slips and granite hearth, radiator, TV point, wood affect flooring, glazed double doors to patio and garden.

Dining Room

A double aspect room with quarry tiled flooring, radiator, archway to:

Kitchen

One and a half bowl single drainer stainless steel sink unit set in laminate surround with cupboard below, range of matching worktops with floor and wall cupboards including drawer stack and wine rack, four ring Bosch hob unit with oven below and extractor over, recess for refrigerator, gas AGA range with two ovens and two hot plates, quarry tiled flooring, part tiled walls, radiator, door to:

Utility Room

Worktop with plumbing below for washing machine and tumble dryer, gas fired wall mounted boiler with timer control, radiator, quarry tiled flooring, access to loft space, half glazed door to garden.

Study

Radiator, double glazed door to front garden.

FIRST FLOOR

Landing

Radiator, small linen cupboard, hatch to loft space.

Bedroom 1

Radiator, views over the Old Town.

Bedroom 2

Double aspect, radiator.

Bedroom 3

Radiator, views over the Old Town.

Bathroom

White suite of Jacuzzi bath with mixer taps and shower attachment with Perspex shower screen, WC, wash hand basin, fully tiled walls, radiator with chromium towel rail surround.

OUTSIDE

The front garden is approached over a shingle driveway with parking for two to three vehicles. The rear walled garden is laid to lawn with two areas of patio and shrub borders all having a Westerly aspect. There is a timber summerhouse with double doors, light and power. Tap for hose.

Council Tax

Band F £3,216.04 2023/2024 Rates

Location

Old Amersham is famous for its period houses and also provides a selection of shopping boutiques, a good variety of restaurants, independent coffee shops and two hotels. At nearby Amersham on the Hill, there is a railway station with services to London. Easy access is available to the M4, M40 and M25 motorways.

