

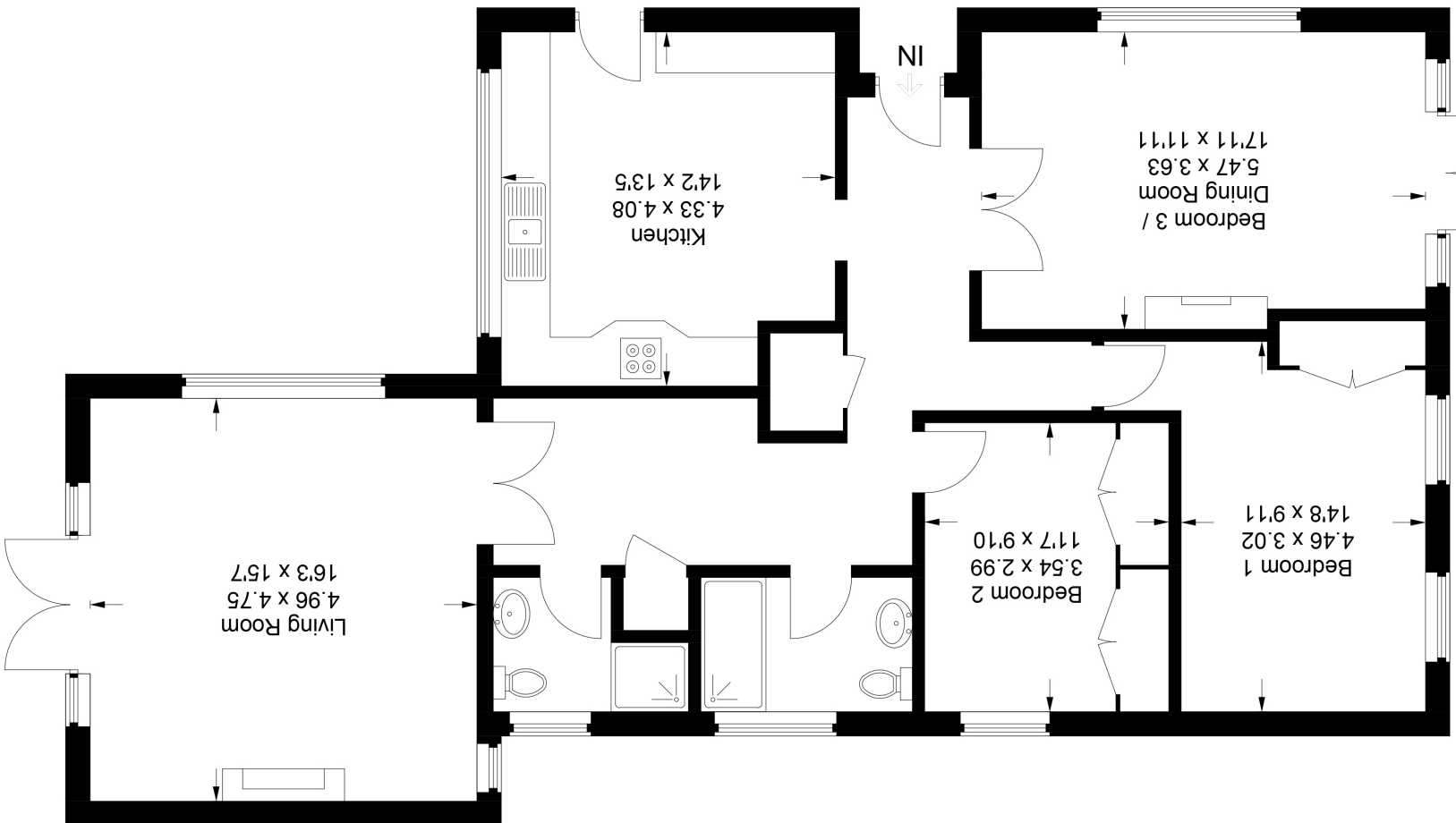


18 Runrig Hill | Amersham | Buckinghamshire | HP6 6DL

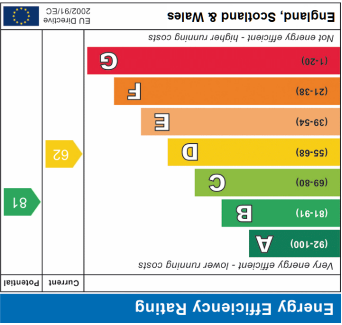
£850,000

JOHN NASH & CO.

SPACIOUS DETACHED BUNGALOW | BREATHTAKING VIEWS ACROSS THE CHESS VALLEY | GARAGE AND DRIVEWAY PARKING | BEAUTIFULLY KEPT GARDEN | MASTER BEDROOM WITH FITTED BEDROOM FURNITURE | NEW SHOWER ROOM WITH UNDERFLOOR HEATING | SOUGHT AFTER VILLAGE LOCATION | \*\*\*VIDEO & VIRTUAL TOURS AVAILABLE\*\*\*



Approximate Gross Internal Area  
118.7 sq m / 1,278 sq ft



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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This wonderfully spacious, light and airy bungalow boasts the most exceptional views of the Chess Valley. The bungalow has been well cared for and benefits from a new shower room complete with underfloor heating. It boasts a most sought after location in the heart of Chesham Bois within walking distance of Chesham Bois C of E primary school and catchment of Dr Challoners Grammar Schools.

**Hallway**

This spacious hallway has doors leading to all rooms. The hall is carpeted and has a large coir matt at the entrance. A partly shelved cupboard and a linen cupboard form part of the very ample storage space that the bungalow offers.

**Bedroom 3/Dining Room**

Double french doors lead into this room that could be used as a bedroom or another lounge/dining room. It has a gas fireplace and double patio doors leading to the garden.

**Kitchen**

A range of wall and floor units, built in Neff electric double oven, Neff 4 ring gas hob, integrated dishwasher, integrated fridge and freezer and plumbing for a washing machine. This room has floor tiling and benefits from underfloor heating and ceiling spotlights. Windows stretch across the entire kitchen to take in the magnificent views.

**Shower Room**

This room has been newly completed and features a walk in shower, underfloor heating, a chrome radiator a sink and a toilet with toilet furniture surround. There is a large bathroom mirror with lighting and downlights.

**Bathroom**

Featuring a shower, toilet and sink and a radiator.

**Lounge**

This is a light and spacious room being triple aspect with outstanding views over the picturesque garden and the Chess Valley. There is a wonderful gas fire on a marble hearth. Double doors lead to three steps that take you directly into the garden. This room has downlights and two radiators.

**Bedroom 2**

Two double floor to ceiling built in wardrobes. Radiator.

**Master Bedroom**

This room has two built in chest of drawers, two bedside cabinets and a double built in wardrobe, along with two double radiators and wall lights.

**To The Outside**

**Garden**

The garden is the piece de la resistance of this lovely bungalow and has been well tended by the current owner. The garden is not overlooked and is surrounded by low hedges in order to take in the stunning view of the countryside. It features an array of mature shrubs and plants that surround the entire garden. There is a good sized patio for some al fresco dining whilst taking in the outstanding views of the Chess Valley. The garden also features in the corner a small summer house and to the side of the house is a greenhouse and vegetable patch.

**To the Front**

**Garage and Front Garden**

There is a stand alone garage to the side of the house and a good size lawned frontage with mature shrubs and bushes. An ample driveway leads up to the house and garage. The driveway lends itself to parking for several cars.

**Council Tax Band F - 2024/25 £3,377.65**

