

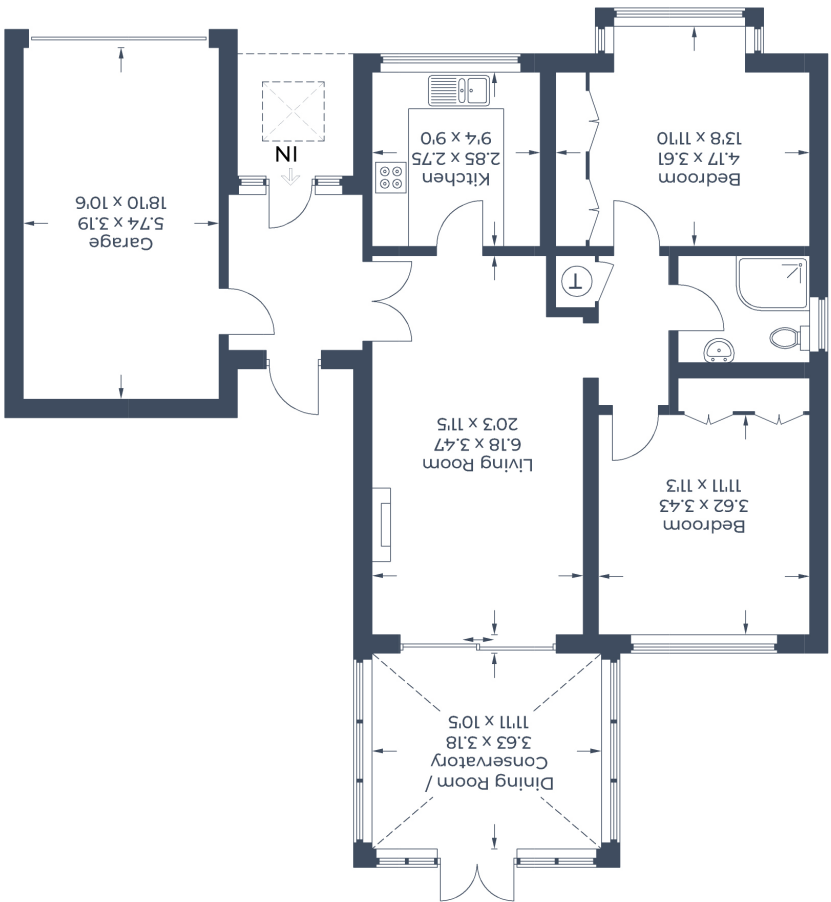


3 Orchard Lane | Amersham | Buckinghamshire | HP6 5AB

£850,000

JOHN NASH & CO.

Spacious Living Accommodation | Two Double Bedrooms | Built in Wardrobes | Shower Room | West Facing Garden |
Integral Garage & Off Street Parking | No Onward Chain



Approximate Gross Internal Area =105.7 sq m / 1,138 sq ft
(including Garage)



Energy Efficiency Rating		
Current	Potential	
69	77	
Very energy efficient - lower running costs		
A (82+)		
B (61-81)		
C (55-60)		
D (49-54)		
E (39-48)		
F (29-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Illustration for identification purposes only,
measurements are approximate, not to scale.

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Rarely available two bedroom detached bungalow in an unbeatable Amersham town-centre location. Our bungalow on Orchard Lane is set in a much sought after road ideally positioned in the heart of Amersham. Perfectly placed for easy walking access to local amenities, shopping, cafes and the train station. Available with No Onward Chain.

The Property

With versatile living spaces, a beautiful garden, and superb convenience, this property is ideal for downsizers, professionals or anyone seeking single-storey living in the heart of Amersham.



Welcomed by a covered entrance porch and spacious entrance vestibule, you have access to the garage and onto a generously sized living room featuring a charming feature fireplace, offering a warm focal point. The space opens seamlessly into the bright and airy conservatory creating a wonderful area for relaxing and entertaining. The kitchen provides excellent storage and ample worktop surfaces in a practical U shape configuration with built in four ring gas hob and oven and space for a undercounter fridge and washing machine.

An inner hallway leads to two double bedrooms both with excellent built-in wardrobe storage and a shower room. The hallway provides access to the loft and to an airing cupboard housing the hot water cylinder.

Outside

The front of the property boasts charming curb appeal with a picket fence and rockery garden. There is off street parking for a vehicle along with an integral garage providing excellent storage space and with an electric up and over door. To the rear is a pretty west facing rear garden with a brick fenced wall to the rear and timber fence panels to the size. The garden area features an area of patio along with lawn and planted borders.

Council Tax Band F £3,548.29 2025 2026 Rates

