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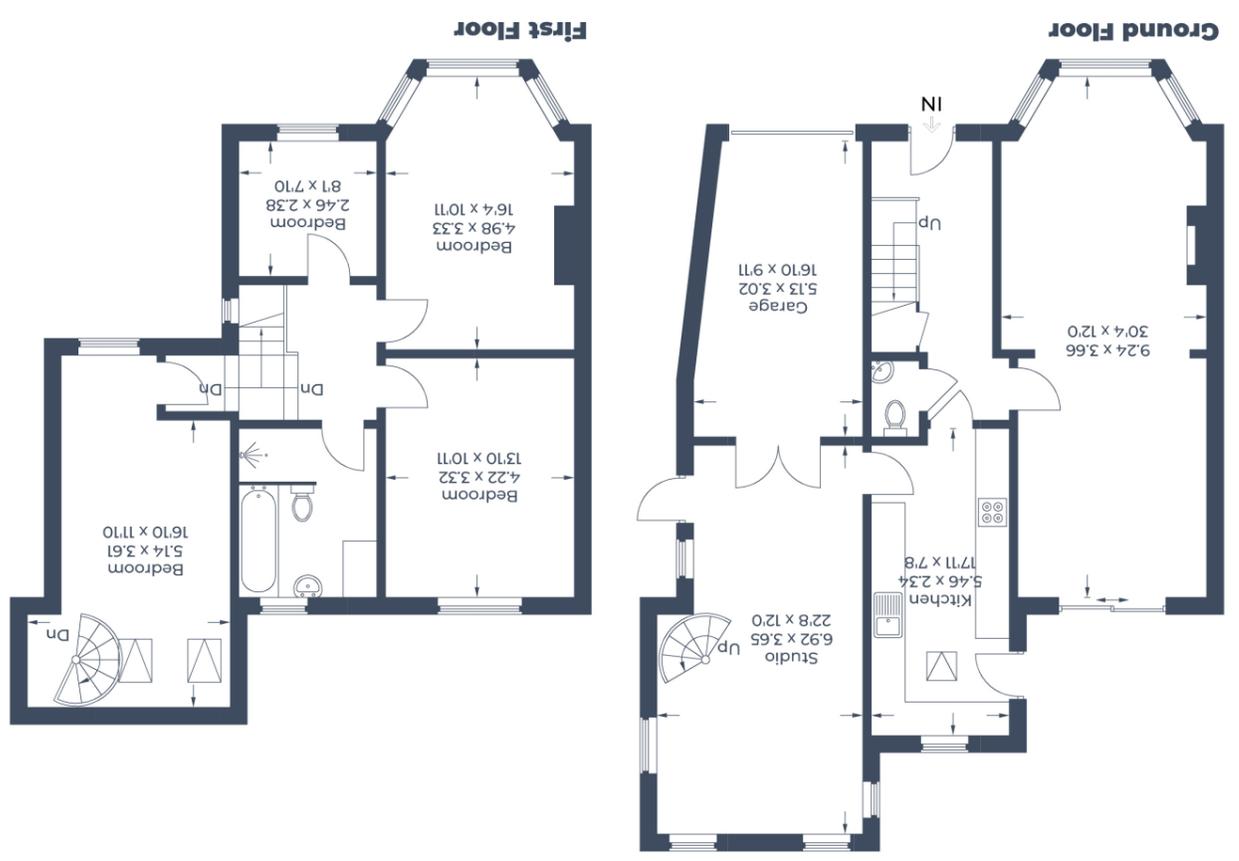


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
 (Including Garage & Studio)  
 Ground Floor = 97.6 sq m / 1,050 sq ft  
 First Floor = 71.4 sq m / 768 sq ft  
 Total = 169.0 sq m / 1,818 sq ft



Energy Efficiency Rating	
Current	Potential
57	73
England, Scotland & Wales EPC (2008/11/13)	
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (39-48)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	



3 The Drive | Amersham | Buckinghamshire | HP7 9AD

£1,195,000

JOHN NASH & CO.

3/4 BEDROOM DETACHED HOUSE | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION | SPACIOUS AND VERSATILE ACCOMMODATION | GARAGE & DRIVEWAY PARKING | SOUTH FACING GARDEN | GARAGE | STUDIO



Situated on a highly sought-after, mature road of character homes in the heart of Amersham on the Hill, this attractive 3/4-bedroom detached family residence offers spacious and versatile accommodation within walking distance of the train station, highly regarded schooling and the wide range of shops, restaurants and coffee houses the town has to offer. The property is ideally positioned for commuters, with the nearby station providing direct access via the Chiltern Line and Metropolitan Line, making it perfect for those travelling into London and surrounding areas.

### The Property

The home is approached via a driveway providing off-road parking, alongside a well-maintained lawn and pathway leading to the front door.



Upon entering, you are welcomed by a spacious entrance hall, setting the tone for the generous proportions throughout. A glazed door opens into a bright dual-aspect living/dining room featuring high ceilings, attractive strip wood flooring and a charming tiled fireplace. A bay window to the front floods the room with natural light, while sliding patio doors open directly onto the rear garden and patio area, creating an ideal space for both everyday living and entertaining. The hallway also benefits from an understairs storage cupboard and a convenient downstairs cloakroom with WC.

The kitchen is fitted with an extensive range of wall and base units, offering excellent storage and workspace. It includes plumbing for a washing machine and dishwasher, a double oven and a Worcester gas boiler. A breakfast bar provides seating for two and enjoys pleasant views over the garden, with a rear door offering direct access outside.



From the kitchen, a door leads to a versatile studio space complete with a sink unit and Velux window, making it ideal for home working, hobbies or guest accommodation. A striking black metal spiral staircase rises to a large vaulted room with impressive window, currently used as a study but equally suitable as an additional bedroom. A further door from the studio provides internal access to the garage, which is spacious enough for one vehicle and benefits from an up-and-over door and another door leads to both the garden and the streets.

### To The Upstairs

Upstairs, there are three bedrooms comprising two generous doubles and a single room. The principal bedroom enjoys a bay window to the front aspect. The property also boasts a particularly large family bathroom, fitted with an extra-large shower, separate bath, and an array of wall and floor cabinetry, along with access to the loft via a hatch.

### The Outside

The southerly aspect garden is well screened by tall hedges and has an abundance of mature shrubs and flower beds along with a grassed area, and the all important patio area ready for some al fresco dining. The garden also has three sheds.

### LOCATION

The Drive, an ideal family home is perfectly set in the picturesque Chiltern Hills with an impressive floor plan and wonderful rear garden. The Drive is a mature road of character properties 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.

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.

Tenure: Freehold  
Services: All Main Services

**COUNCIL TAX BAND - Band G £4,094.18 2025/2026**

