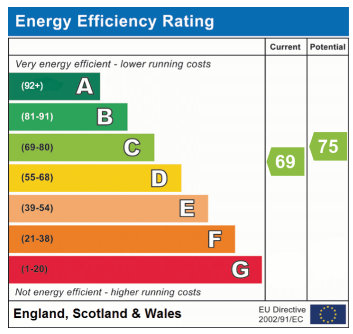
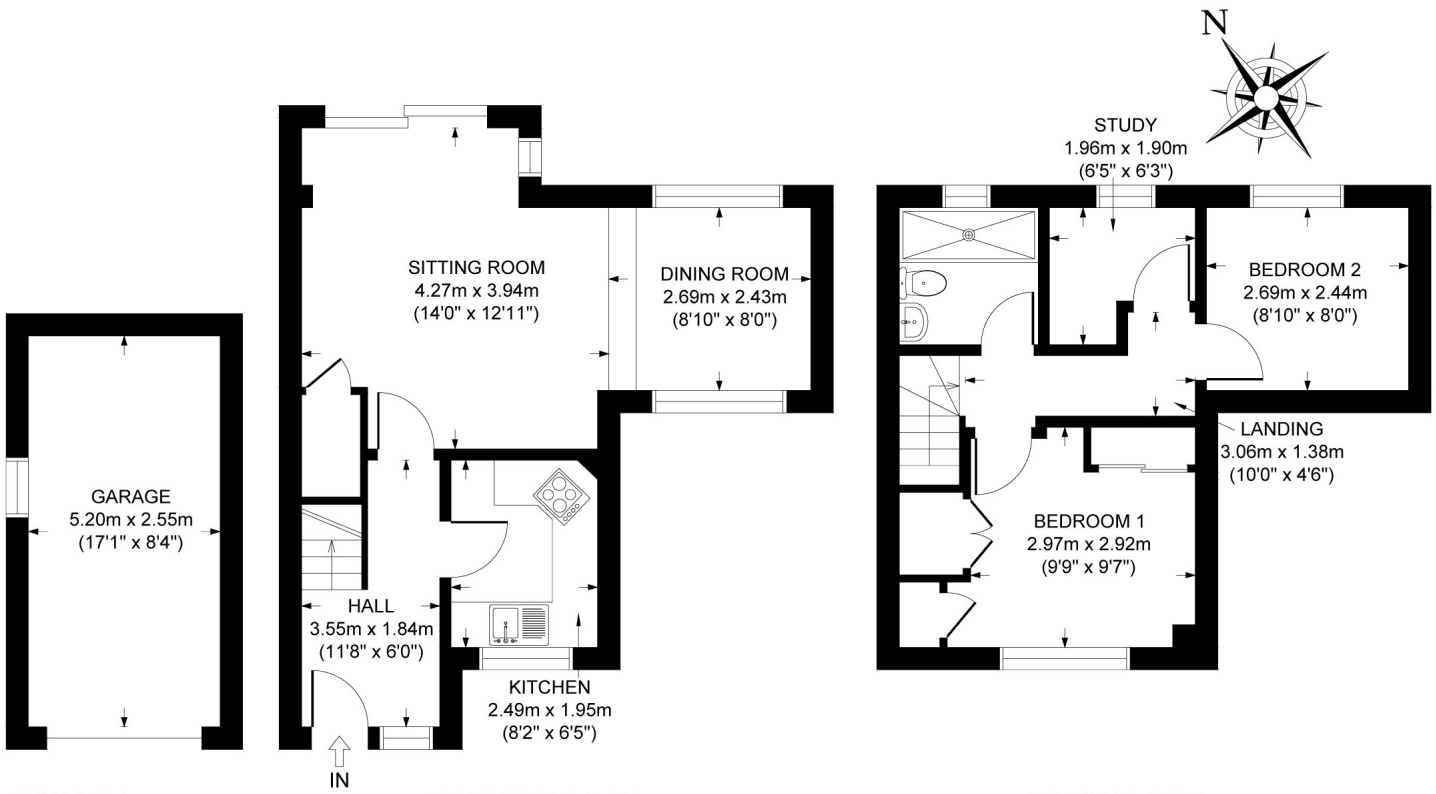
14 Black Acre Close | Amersham | Buckinghamshire | HP7 9EW

£550,000

JOHN NASH & CO.

SEMI DETACHED HOUSE | GARAGE | CORNER PLOT | THOUGHTFULLY EXTENDED | TWO RECEPTION ROOMS AND A STUDY





GARAGE
GROSS INTERNAL
FLOOR AREA 140 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 377 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 323 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M INCL. GARAGE
14 BLACK ACRE CLOSE, AMERSHAM, HP7 9EW

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.

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Occupying an attractive corner plot, this delightful semi-detached residence is presented in good decorative order throughout and has been thoughtfully extended to provide additional ground floor living space. Offering well-balanced accommodation and charming gardens, this lovely home must be viewed internally to be fully appreciated.

The Property - downstairs

Upon entering, you are welcomed by an inviting entrance hall featuring attractive wood strip flooring and a staircase rising to the first floor.

The sitting room enjoys matching wood strip flooring and benefits from double casement doors opening onto the garden, creating a wonderful flow between indoor and outdoor living. A step down leads into the extended lounge, a bright and versatile reception space enjoying a dual aspect, allowing for an abundance of natural light.

The kitchen is well-appointed with a one and a half bowl stainless steel sink unit set within a laminate surround with cupboard below and plumbing for a washing machine. There is a laminated worktop with recess for oven and extractor hood above, complemented by a range of matching floor and wall-mounted cupboards. Additional features include a recess for a fridge/freezer, a Vaillant gas-fired boiler with timer control, and part tiled walls.

To the Upstairs

To the first floor, the landing provides access to the loft space via a hatch.
Bedroom One is a generously proportioned room benefitting from a built-in double wardrobe with sliding doors, a further single wardrobe cupboard, and a deep store cupboard, offering excellent storage solutions. The shower room is fitted with a fully tiled shower stall with glazed screen, WC, and wash hand basin with drawer below. Additional features include a mirror-fronted medicine cabinet, fully tiled walls, heated ladder towel rail, tiled flooring, and extractor fan.
Bedroom Two is a comfortable single bedroom, ideal as a child's room or guest room. The study is thoughtfully fitted with a worktop and shelving to either side, along with additional shelving within the recess, making it a practical and efficient workspace for home working.

To The Outside

Externally, the property benefits from a garage with up-and-over door, light and power, together with additional parking to the front of the garage.

To the Garden

To the rear, the garden is approached via a concrete pathway with lawned area leading to a latched gate. The garden itself is attractively divided into two areas, comprising a paved patio ideal for outdoor entertaining and a lawned section with well-stocked flower and shrub borders. The whole is enclosed and screened by established hedgerow and panelled fencing, providing a good degree of privacy.

LOCATION

Amersham on the Hill is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks and Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

COUNCIL TAX BAND E - £3002.40