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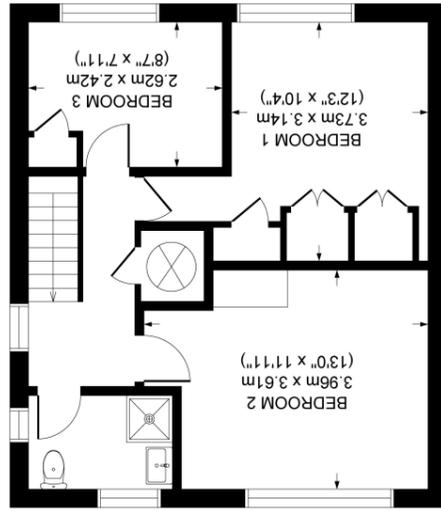
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All measurements of walls, doors, windows and fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

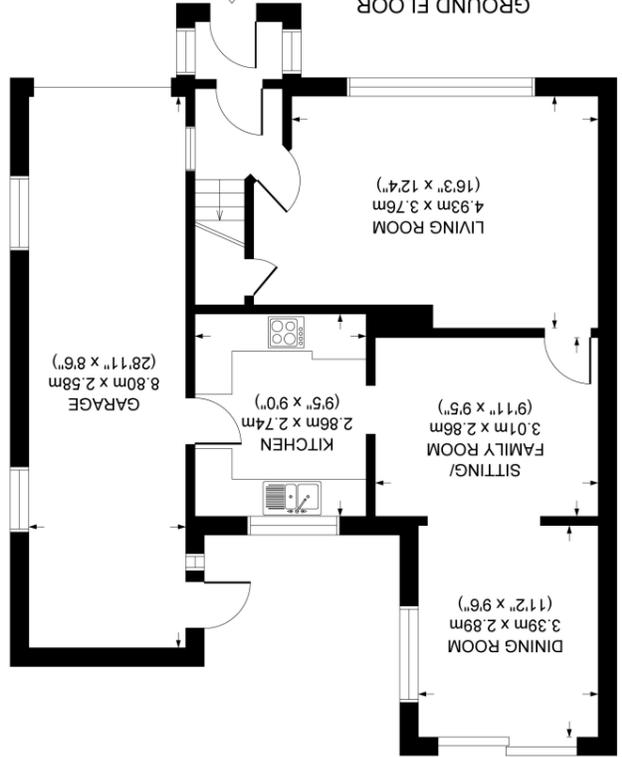
**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 1390 SQ FT / 129 SQ M INCL. GARAGE  
12 POMEROY CLOSE, AMERSHAM, HP7 9BW

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 526 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 864 SQ FT



Energy Efficiency Rating	
Current	Potential
82	56
Very energy efficient - lower running costs A (82-100) B (61-81) C (49-60) D (35-48) E (29-54) F (17-38) G (1-20) Not energy efficient - higher running costs	
England, Scotland & Wales EPC 2008/1/EC	



12 Pomeroy Close | Amersham | Buckinghamshire | HP7 9BW

£775,000

**JOHN NASH & CO.**

Nicely Presented Semi Detached Home | 3 Bedrooms | 20 ft Family/Dining Room | South Facing Garden of 75ft in Depth | Planning Permission to Extend | Popular Location Close to Highly Regarded Schools, Amenities and Train Station



Set in this popular Amersham community is a well presented, good sized 3 bedroom semi detached family home with a 75 ft south facing rear garden. The property is already extended with the current owners having carried out many updates to the property including a new modern kitchen and a new shower room. Further planning permission is in place for a part single/part two storey front/side/rear extension. Application No. PL/19/0799/FA

### Entrance Vestibule

Windows to side and internal part glazed door to entrance hall with radiator and stairs to first floor.

### Living Room

Font aspect living room with under stairs storage cupboard, two wall light points, TV and telephone point.

### Sitting/Family Room

Open family space leading into dining room and kitchen.

### Dining Room

A bright double aspect room with double glazed doors opening onto garden patio

### Kitchen

New modern kitchen installed in 2020 with a range of gloss kitchen cabinetry including useful deep pan drawers. A 1 1/2 bowl stainless steel sink unit set in laminate surround. Integrated Bosch appliances include 4 ring gas hob with extractor over, oven and dishwasher. Space and plumbing for washing machine. Door to garage.

### FIRST FLOOR

### Landing

Hatch to insulated loft space for storage with pull down ladder and light and housing new 90 gallon water tank, deep airing cupboard housing hot water cylinder, slated shelving and new shower water pump.

### Bedrooms

Bedroom 1 - Double room with mirrored triple fronted wardrobe unit along with a deep built in wardrobe cupboard.

Bedroom 2 - Double room with lovely views over the rear garden and Misbourne Valley and beyond.

Bedroom 3 - Single room with deep built-in wardrobe cupboard.

### Shower Room

White suite of shower cubicle with Grohe shower unit, wash hand basin set into vanity unit with mirrored cupboard above, WC, stainless steel ladder style radiator, fully tiled walls and extractor fan.

### OUTSIDE

### Garage

Extended with an electric up and over door, side door to garden, electric consumer unit, power points and light. Recently installed new gas boiler and new radiator.

### Garden

To the front is a concrete driveway with ample parking and well tended lawns to one side screened by established shrubs and new panel fencing. The rear garden has a depth of 75 feet having a Southerly aspect with a large patio area and path leading to the bottom of the garden. The garden is mature and well stocked with shrub borders, a vegetable garden and large store shed screened by a tall hedgerow. Outside lighting and power point.

### 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 and an easily accessible motorway network. Schooling for children of all ages is highly regarded along with several sports facilities and recreational amenities including the newly built Chilterns Lifestyle Centre. The town centre offers a variety of shopping facilities along with a good selection of restaurants and coffee shops.

**Council Tax Band E - £3,002.40**

