

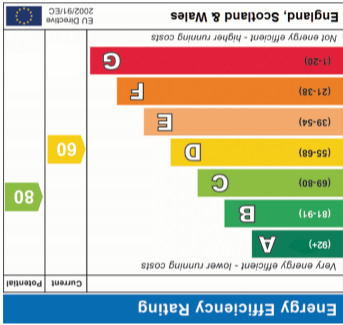
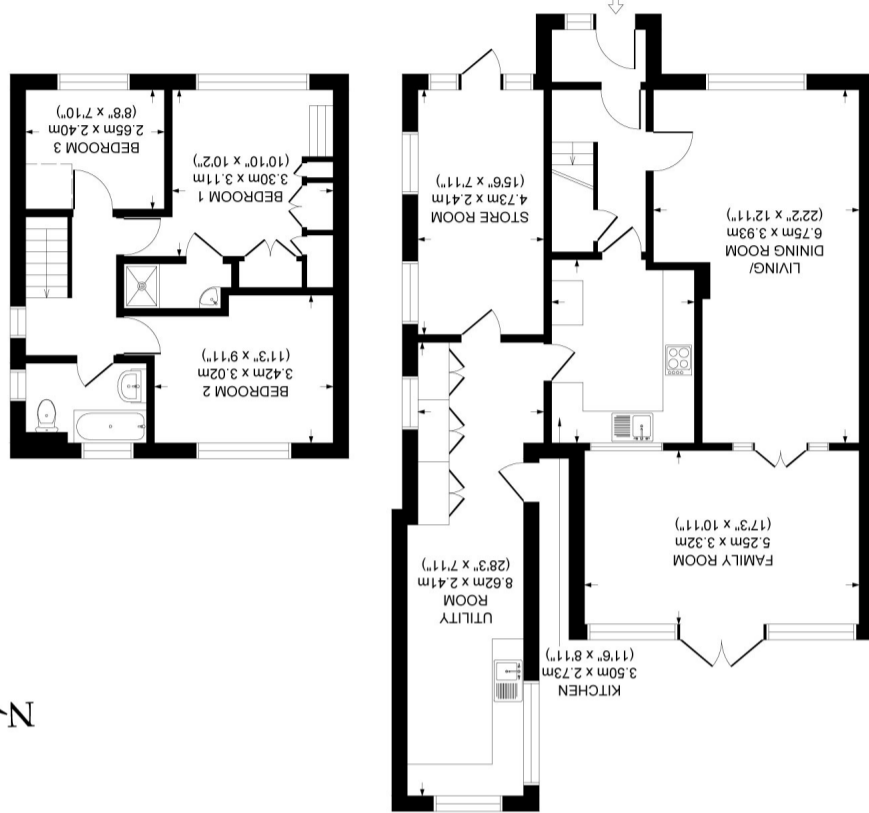
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1417 SQ FT / 132 SQ M
 28 POMEROY CLOSE, AMERSHAM, HP7 9BW
 GROUND FLOOR GROSS INTERNAL FLOOR AREA 990 SQ FT
 FIRST FLOOR GROSS INTERNAL FLOOR AREA 427 SQ FT



28 Pomeroy Close | Amersham | Buckinghamshire | HP7 9BW

£745,000

JOHN NASH & CO.

Spacious Semi-Detached House | Excellent Accommodation | Three Bedrooms | 22' Living/Dining Room | Quiet Cul-De-Sac Location | Further Potential to Extend STPP



This is a spacious semi-detached house set in this popular cul-de-sac close to all amenities. The property offers well planned accommodation with the scope to create a self-contained annex or bedroom to the ground floor. The accommodation consists of entrance vestibule, hall, living/dining room, family room, kitchen, large utility room and store room. To the first floor there are three bedrooms, en-suite shower room and bathroom. Outside there is parking for three vehicles and a neatly landscaped rear garden.

Entrance Vestibule

Partly glazed front door and side screen, wood strip flooring, half glazed door to:

Entrance Hall

Wood strip flooring, cupboard under the stairs, radiator.

Living/Dining Room

Two radiators, TV aerial point, four wall light points, glazed double doors and side screens leading to:

Family Room

TV point, radiator, two wall light points, double glazed casement doors leading to patio and garden.

Kitchen

Porcelain sink with single drainer and mixer taps, along with a waste disposal set into timber worktop with cupboard below and integrated Kenwood dishwasher. Worktop extends to incorporate four ring gas hob unit with drawer stack below and store cupboards with store cupboards above and extractor hood. Indesit double oven with cupboards above and below. Matching base unit of worktop with cupboard and drawers below and double wall cupboard over. Space for fridge/freezer. Wood strip flooring, part tiled walls, cupboard housing combi Vaillant gas fired boiler. Door to:

Utility Room

Single drainer stainless steel sink unit set in laminate surround with cupboards and drawer stack below. Part tiled wall, plumbing for washing machine, two radiators concealed behind decorative grills. Range of built in storage cupboards.

Store Room

Laminated worktop with drawer stack below and double wall cupboard over. Further range of store cupboards. Hatch to loft space. Door to front garden. This space could be made into further accommodation or possibly a separate self contained annexe.



First Floor

Landing with hatch to loft space.

Bedroom 1 with Ensuite Shower Room

Excellent range of wall height built in wardrobe cupboards with matching dressing top with drawer stack below. TV point, radiator. Matching door conceals ensuite.

Ensuite with fully tiled shower stall with perspex screen, corner wash hand basin, ceramic tiled flooring, half tiled walls.

Bedroom 2

A double room, radiator.

Bedroom 3

Radiator.

Bathroom

White suite containing panel bath with mixer taps and hand shower attachment, WC, wash hand basin set in vanity surround with cupboard below and tiled splashback. Shaver point, extractor fan, chrome heated towel rail.

OUTSIDE

The garden to the front is approached over a tarmac driveway with parking for three vehicles. The easterly facing rear garden is terraced with paved patio with steps leading to lawn area with further paved patio and further steps to lawn area and paving leading to garden store shed. All screened by high established hedgerows. Water tap.

Council Tax Band E £2.858.01 2024/2025 Rates

Location

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to London. The motorways of the M25, M40, M4 and M1 are easily accessible. Schooling for all ages is readily available, including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

