

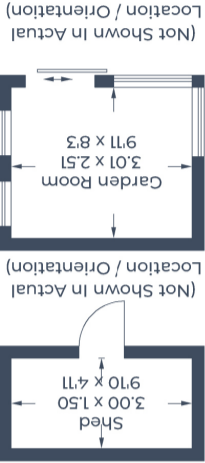
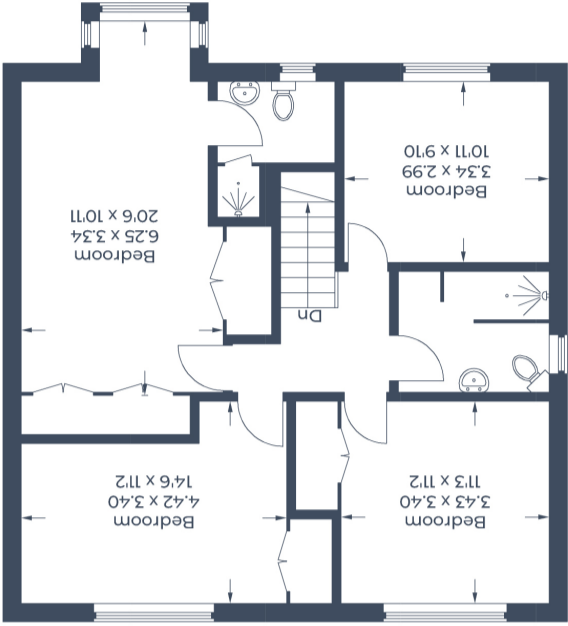
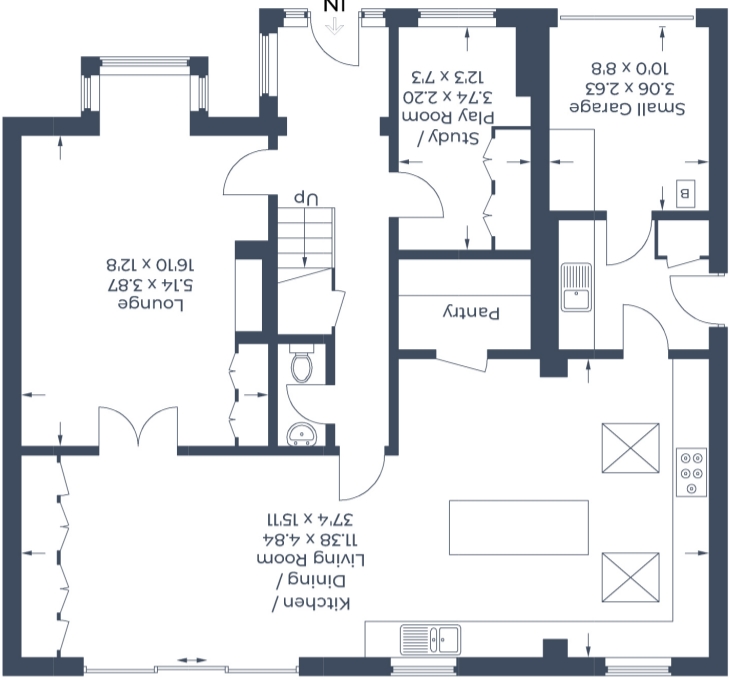


Crispins | The Common | Winchmore Hill | Amersham | Buckinghamshire | HP7 0PN

£1,150,000

JOHN NASH & CO.

IMMACULATELY PRESENTED DETACHED HOME | REFURBISHED AND EXTENDED TO A HIGH STANDARD | FOUR DOUBLE BEDROOMS | MODERN AND CONTEMPORARY BATHROOMS | GARDEN ROOM | STUNNING KITCHEN/DINER/LIVING AREA | SEPARATE LOUNGE | PLAYROOM/STUDY | MASTER SUITE WITH ENSUITE SHOWER ROOM



Approximate Gross Internal Area  
Ground Floor = 113.8 sq m / 1,225 sq ft  
First Floor = 77.2 sq m / 831 sq ft  
Garden Room / Shed = 12.0 sq m / 129 sq ft  
Total = 203.0 sq m / 2,185 sq ft  
(Including Small Garage)



Energy Efficiency Rating		
Current	Potential	
73	77	
England, Scotland & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A		
(82+)		
B		
(61-91)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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This STUNNING DETACHED FAMILY home has been beautifully refurbished throughout and offers a rare opportunity to purchase a property in one of the village's most SOUGHT AFTER POSITIONS, overlooking the common with easy access to the glorious walks of the Chilterns. The house benefits from FOUR DOUBLE BEDROOMS, a STUNNING OPEN PLAN KITCHEN/DINER/LIVING AREA, separate family lounge and play room along with an attractive rear garden and a GARDEN ROOM.

**Immaculately Presented Four Generous Double Bedroom Home in Prime Village Location**

This completely refurbished and immaculately presented home has huge kerb appeal with its striking double-aspect frontage, a gated driveway, and an elegant contemporary entrance. Stepping inside, you are greeted by a spacious hallway, bathed in natural light from twin side windows, and finished with stylish Karndean chevron flooring.

The heart of the home is the impressive open-plan kitchen/dining space, complete with premium quartz worktops, an abundance of storage, a utility room with access to a store room and a separate larder. Flowing seamlessly into the living area, bi-fold doors frame views of the pretty garden, while a bespoke media wall provides a contemporary focal point. Double doors lead through to a generous lounge, with a boxed bay window and feature gas fire. A versatile playroom/family room and a downstairs cloakroom complete the ground floor.



**To the Upstairs**

Upstairs, four generous double bedrooms are beautifully presented, three benefitting from an array of double fitted wardrobes. The master bedroom enjoys superb views over the common as well as its own en-suite shower room. The upstairs also boasts a family shower room with fitted furniture. The fully boarded loft has power and light.

**To the Rear**

The outside space is equally impressive, with a well screened and landscaped garden featuring a patio, level lawn, a charming children's playhouse and a high-spec garden room—fitted with underfloor heating and air conditioning, ideal as a home office, gym, or studio. Additionally, tucked around to the side of the property is a lean-to/shed for storage and easy access of gardening tools and equipment.

**Location**

Winchmore Hill continues to be a popular Chiltern Village boasting a wonderful common with children's play area and where community fetes are held. In short walking distance of the property is the Potters Arms, a family friendly pub with strong connections to London's Comedy Circuit. Additional amenities are available at both Amersham and Beaconsfield, including a rail service into London for the commuter. Schooling for all age groups is also within driving distance including at Amersham and Little Chalfont and the popular boys and girls grammar schools. The M40 is easily accessible at Beaconsfield Junction 2 providing a fast route into London Heathrow and Oxford.

**Council Tax Band - Tax Band G - £3,914.05**

