

APPROX. GROSS INTERNAL FLOOR AREA 937 SQ FT / 87 SQ M

29 HILLWAY, AMERSHAM, HP7 0JL

JOHN NASH & CO.

GROUND FLOOR

GROSS INTERNAL FLOOR AREA 558 SQ FT

LIVING ROOM
(14'0" x 10'0")

DINING ROOM
(10'6" x 8'11")

KITCHEN
(8'11" x 6'11")

LARDER
(5'9" x 5'1")

SHED
(8'9" x 7'1")

FIRST FLOOR

GROSS INTERNAL FLOOR AREA 379 SQ FT

BEDROOM 1
(14'0" x 10'0")

BEDROOM 2
(11'0" x 10'8")

Energy Efficiency Rating

Current: 56, Potential: 73

Very energy efficient - lower running costs (A, B, C, D, E, F, G)

Not energy efficient - higher running costs (G)

England, Scotland & Wales





With stunning panoramic views over the Old Town and farmlands beyond, this semi-detached property must be viewed to be appreciated. Set in good size gardens backing onto farmlands, the property has excellent scope to extend, subject to necessary planning permission.

The House

To the Downstairs

Entrance Porch

Entrance Hall Glazed front door, radiator, stairs to first floor.

Sitting Room A double aspect room with tiled fireplace, radiator, views to the front over the valley.

Dining Room A double aspect room, radiator, storage cupboard with wall cupboard over, wall thermostat.

Kitchen Single drainer stainless steel sink unit set in laminate worktop with cupboards and drawers below, plumbing for washing machine, gas fired boiler, walk-in store and adjoining cupboard, half glazed door to:

Rear Lobby Glazed door to rear garden

Cloakroom WC, electric radiator

Walk-in store cupboard and adjoining store cupboard.



To The Upstairs

Landing Hatch to loft space, linen cupboard.

Bedroom 1 A double aspect room with views over the valley, wardrobe recess

Shower Room Fully tiled shower stall, WC, wash hand basin, radiator, half tiled walls, extractor fan.

Bedroom 2 A double aspect room with views over the valley, wardrobe cupboard.

To The Outside

The garden to the front has a driveway for a vehicle parking with lawned area to one side screened by established hedgerows. The rear garden is of a good size with a Southerly aspect backing onto Farmlands with a large patio leading onto a lawned area with well stocked flower and shrub borders.

LOCATION

Old Amersham lies along the Misbourne River on the A413 London to Aylesbury Road. This old market town is situated within the heart of the Chilterns in an area of Outstanding Natural Beauty. As a staging post on the Old Coach Road, Old Amersham is steeped in history and abounds with 17th and 18th century buildings and houses. The High Street and The Broadway are most attractively laid out with speciality boutiques, together with a post office, independent coffee shops, public houses and restaurants. There is a Tesco Superstore at the eastern end of the Old Town, while to the north is Amersham-on-the-Hill with a further range of local shopping facilities and the Chiltern and Metropolitan Line station.

COUNCIL TAX BAND D - £2456.61

