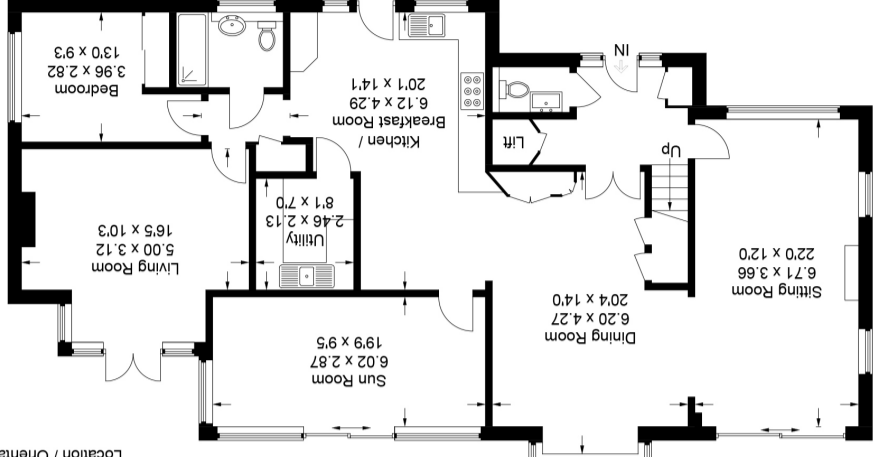


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

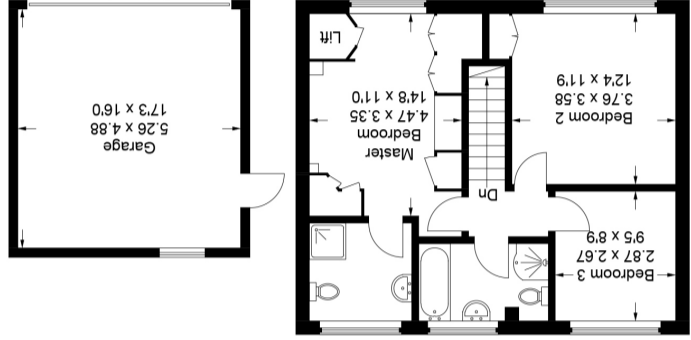
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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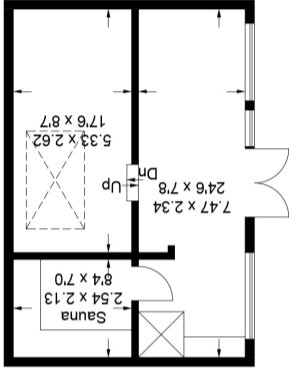
Ground Floor



First Floor



Outbuilding



Approximate Gross Internal Area
Ground Floor = 146.8 sq m / 1584 sq ft
First Floor = 54.3 sq m / 584 sq ft
Garage = 25.7 sq m / 277 sq ft
Outbuilding = 39 sq m / 420 sq ft
Total = 265.8 sq m / 2861 sq ft (including Lift)



Energy Efficiency Rating	
Current	Potential
71	79
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-50)
D	(51-60)
C	(61-80)
B	(81-90)
A	(91-100)
Very energy efficient - lower running costs	



36 Woodfield Park | | Amersham | Buckinghamshire | HP6 5QH

£1,150,000

JOHN NASH & CO.

Detached Home | Three/Four Bedrooms | Annexe with Bedroom, Living Room and Bathroom | Lift to First Floor | Quiet Cul-De-Sac | Chalet in Garden | Popular Amersham Location | NO ONWARD CHAIN



An attractively presented, three/four bedroom detached family home set in a quiet cul-de-sac within a sought-after Amersham neighbourhood. The property's unique selling features include an annexe consisting of bedroom, living room and bathroom, a lift to the first floor and a large chalet in the garden fitted with a sauna and shower. This property is being sold with NO ONWARD CHAIN.

The Property

Upon entering this bright and spacious home, is the entrance hall with a storage cupboard, cloakroom and lift to the first floor. Double doors lead into an expansive open plan area incorporating the sitting room, dining room and modern kitchen/breakfast room with utility room. There is a further sun room with sliding glass doors leading out onto the patio and rear gardens. Off the kitchen you move into the ground floor annexe with multiple uses such as a nanny or granny flat, returning uni student accommodation or office suite. To the first floor the main bedroom has plenty of wardrobe cupboards and an ensuite shower room whilst the other two bedrooms are a double and a single. The contemporary family bathroom is equipped with a bath and separate shower.

Outside

The level rear garden is attractively landscaped and of good size with a patio area for dining and outdoor entertaining. A substantial sized chalet sits to the side of the garden with a sauna and shower. There is a good degree of privacy in this south westerly facing rear garden. To the front of the property, there is a large drive and garage to accommodate multiple vehicle parking and an additional area of lawn with mature hedging, trees and flowers.



The Accommodation

The Accommodation Consists of:

- Entrance Hall
- Cloakroom
- Lift
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Sun Room
- Annexe (Bedroom, Living Room, Bathroom)
- Three Bedrooms (one with ensuite shower room)
- Family Bathroom
- Garden Chalet
- Garage

Situation

Woodfield Park is set in the picturesque Chiltern Hills and boasts a convenient location within Amersham offering a wide variety of shops, restaurants and coffee shops as well as the train station with both the Chiltern and Metropolitan Lines. Motorways are easily accessible with the M25 and M40 providing access to London, Heathrow and Oxford.

Nearby in the historic Old Town of Amersham are stunning red brick 16th century properties with boutique shopping, inns and restaurants. There are parks and gardens to enjoy in Amersham along with access to the countryside with footpaths to explore.

Education is well catered for with schools for all ages. Dr Challoner's Grammar School (boys) is located on Amersham on the Hill and Dr Challoner's High School (girls) is at Little Chalfont. Private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

Terms

- Tenure: Freehold
- Services: All Main Services
- Council Tax: Band G £3897.28 2024/2025 Rates

