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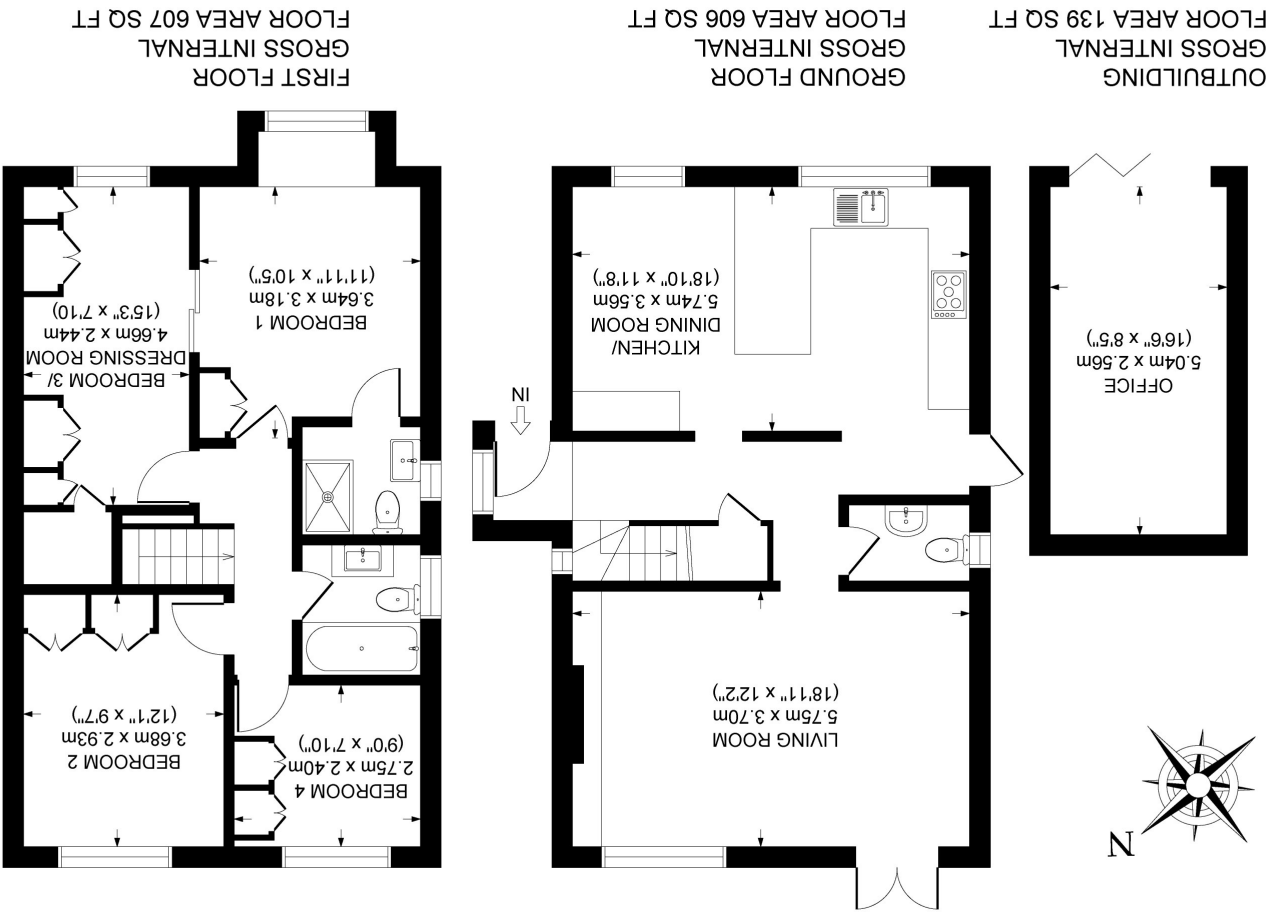
John Nash & Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

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.

APPROX. GROSS INTERNAL FLOOR AREA 1352 SQ FT / 126 SQ M INCL. OUTBUILDING
1 THE COPSE, AMERSHAM, HP7 9AN

JOHN NASH & CO.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(82+)
B	(61-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
77	71

1 The Copse | Amersham | Buckinghamshire | HP7 9AN

£975,000

JOHN NASH & CO.

Stylish Open-Plan Kitchen/Dining Area with Large Breakfast Bar | Master Bedroom with Ensuite Shower and Dressing Room | High Ceiling Loft Offering Potential For Conversion (STPP) | Converted Garage | Attractive Rear Garden | EV Charging Point | Minutes Walk to Amersham Train Station and Town Centre Amenities



A tastefully presented, spacious and fully modernised 3/4 bedroom detached family home, perfectly situated in a cul-de-sac overlooking the green and within just a minute's walk from Amersham Station, Dr Challoner's Grammar School and within easy reach of both Old and New Amersham shops, restaurants and amenities.

The Property

Upon entering this lovely home, you are welcomed by a bright hallway that leads into a stunning open-plan kitchen and dining space, designed for modern family living and entertaining. The kitchen features a sleek finish with quartz worksurfaces, integrated appliances, Quokker tap, generous cabinetry and a large breakfast bar ideal for casual dining. A built in display cabinet with glass fronted display doors provides additional storage and built in banquette dining seating also provides hidden away under seating storage. The ground floor also boasts a warm and inviting living room with contemporary decor including a built in entertainment unit and double doors leading out to the rear garden. A chic downstairs cloakroom completes the ground floor accommodation. To the upstairs the impressive master suite offers a spacious ensuite shower room and a fabulous dressing room - formerly the fourth bedroom - with generous wardrobe and storage space. The further bedrooms are a double and a single and there is a modern family bathroom.

Additional Features

- * The garage has been converted into a fully functioning space with insulation, power and internet connectivity, perfect for a multitude of uses.
- * The loft provides excellent potential to be transformed into further living or bedroom space, subject to the usual planning permissions.
- * An EV charging point has been installed for sustainability and convenience.
- * New windows were installed throughout approximately 7 years ago.
- * New kitchen installed in 2022

Outside

To the rear, the pretty and nicely screened garden is a perfect area ideal for family fun and summer entertaining as it boasts a mix of lawn, patio and a further seating space with attractive pergola. There is a generous space to the side of the house with a garden shed. The attractive front provides off-street parking for 2/3 vehicles and access to the converted garage.

Location

The Copse 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 a mix of 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 and particularly with Dr Challoner's Grammar School (boys) in close walking proximity. The Amersham Secondary School 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.

Council Tax Band F £3,548.29 2025/2026 Rates

