

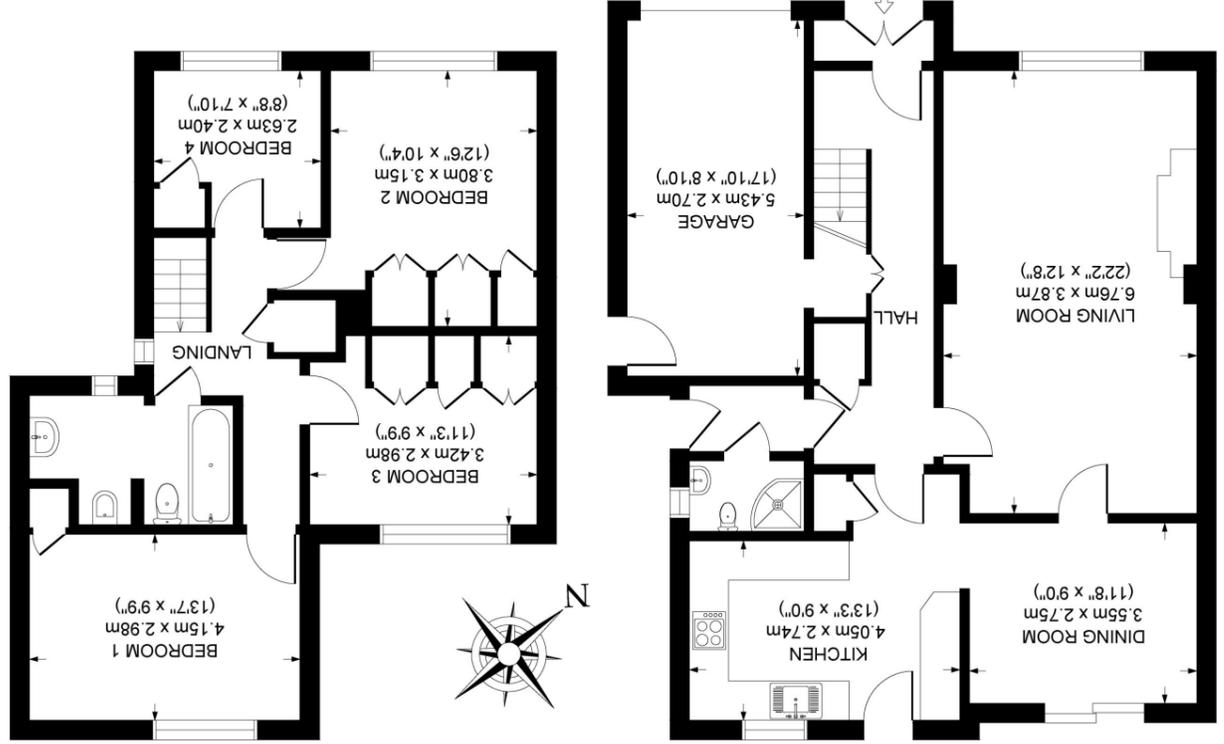
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All measurements of walls, doors, windows and fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 1517 SQ FT / 141 SQ M INCL. GARAGE  
 FLOOR AREA 613 SQ FT  
 GROSS INTERNAL  
 FIRST FLOOR  
 GROSS INTERNAL  
 GROUND FLOOR  
 FLOOR AREA 904 SQ FT



Energy Efficiency Rating	
Current	Potential
59	75
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (39-48)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	
England, Scotland & Wales EPC 2008/1/EC	



43 Quarrendon Road | Amersham | Buckinghamshire | HP7 9EF

£745,000

**JOHN NASH & CO.**

4 bed semi detached | 2 reception rooms | Large family bathroom | Good sized rear garden | Close to All Amenities and Excellent Local Schools  
 | No onward chain



43 Quarrendon Road is a four-bedroom semi-detached home located on a well-established residential road in the popular Hundred Acres area of Amersham. Offering excellent potential, the property provides a fantastic opportunity to modernise and personalise, creating a stylish family home in a sought-after location.

### Entrance and Downstairs

Doors open up into a vestibule entrance hall. The hallway benefits from two useful under-stairs storage cupboards, one large and one smaller, providing practical space for coats, shoes and household storage. A door from the hallway leads into a rear lobby, which provides access to a fully tiled corner shower unit, WC, and wash hand basin, offering practical facilities on the ground floor.



Downstairs accommodation comprises a generous front living room, featuring a traditional brick fireplace with timber mantel, creating a charming focal point. A door from the living room leads to a separate dining room, offering a versatile space for formal dining or family meals.

### Kitchen

An arch from the dining room leads into a good-sized kitchen, fitted with a range of floor and wall cabinets and a laminated worktop. The kitchen is equipped with a gas hob and extractor, electric oven, washing machine, fridge freezer, and plumbing for a dishwasher, providing a practical and functional space with scope for modernisation.



### To the upstairs

Stairs from the hallway lead up to the first-floor landing, which also provides loft access. The first floor comprises four bedrooms, including three spacious doubles and one smaller room, offering flexible accommodation for family living. A large family bathroom features an overhead shower, WC, bidet, and pedestal wash hand basin, completing the first-floor layout. The accommodation offers excellent scope for updating and refurbishment, allowing the creation of a stylish and modern family home.

