

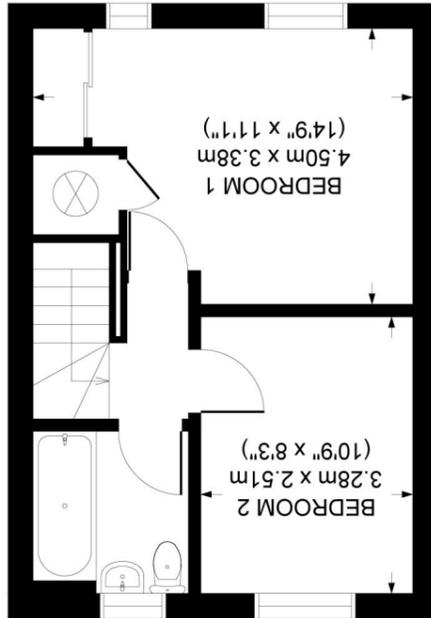
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

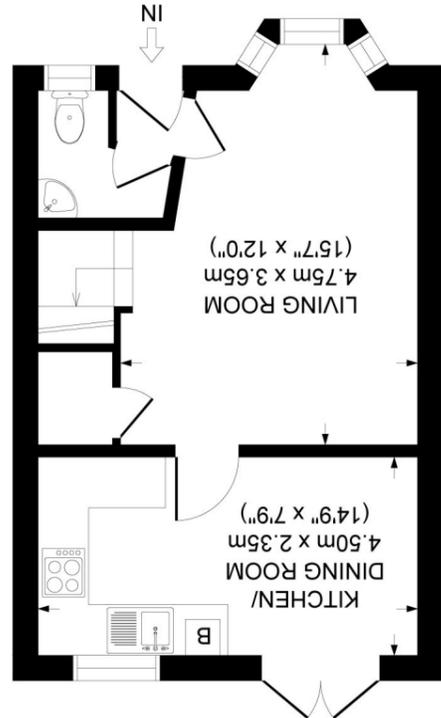
JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 656 SQ FT / 61 SQ M
19 ROWAN PLACE, AMERSHAM, HP6 6UR

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 325 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 331 SQ FT



Energy Efficiency Rating	
Current	Potential
66	89
England, Scotland & Wales EPC 2008/1/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) Very energy efficient - lower running costs B (61-81) C (49-60) D (35-48) E (29-54) F (13-28) G (1-20) Not energy efficient - higher running costs	



19 Rowan Place | Amersham | Buckinghamshire | HP6 6UR

£475,000

JOHN NASH & CO.

Modern Mid Terrace Home | 2 Bedrooms | Eat-In Kitchen | 2 Allocated Parking Spaces | Nicely Presented and Well Maintained | Quiet Cul-De-Sac



19 Rowan Place is a terraced property pleasantly set in a cul-de-sac location close to all amenities and beautiful open Chiltern countryside. The accommodation consists of porch, hall, cloakroom, sitting room, kitchen/breakfast room, two bedrooms and bathroom. Outside is two parking spaces to the front and a secluded rear garden with store shed.

Entrance Porch

Entrance Hall

Cloakroom

WC, corner wash hand basin with tiled splashback, radiator.

Living Room

Electric fire with carved wood surround and marble hearth, bay window, deep under stairs store cupboard, radiator.

Kitchen/Dining Room

Single drainer stainless steel sink unit set in laminate surround with cupboards and drawers below, plumbing for washing machine, worktop extends to incorporate four ring electric hob unit with oven below and range of wall cupboards over with extractor unit. Further worktop space with space below for refrigerator. Radiator, gas fired boiler, wood effect flooring, double glazed casement doors to patio garden.

First Floor

Landing with hatch to loft space.

Bedroom 1

A double room with double built in wardrobe cupboards with mirror fronted doors, further linen/store cupboard, radiator.

Bedroom 2

Radiator.

Bathroom

White suite with panelled bath and fitted shower unit, wash hand basin, WC, part tiled walls being fully tiled around bath, radiator.

Outside

Driveway to the front with parking for 2 vehicles.

The north westerly rear garden has a large area of paved patio with remainder to shingle with stepping stones leading down to timber garden store shed and a number of mature shrubs screened by panel fencing.

Council Tax Band E £2,858.01 2024/2025 Rates

Location

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to London. The motorways of the M25, M40, M4 and M1 are easily accessible. Schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Boys Grammar School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer and Boots together with a selection of restaurants and coffee shops and the Chiltern Lifestyle Centre.

