

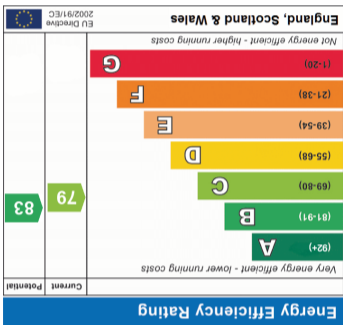
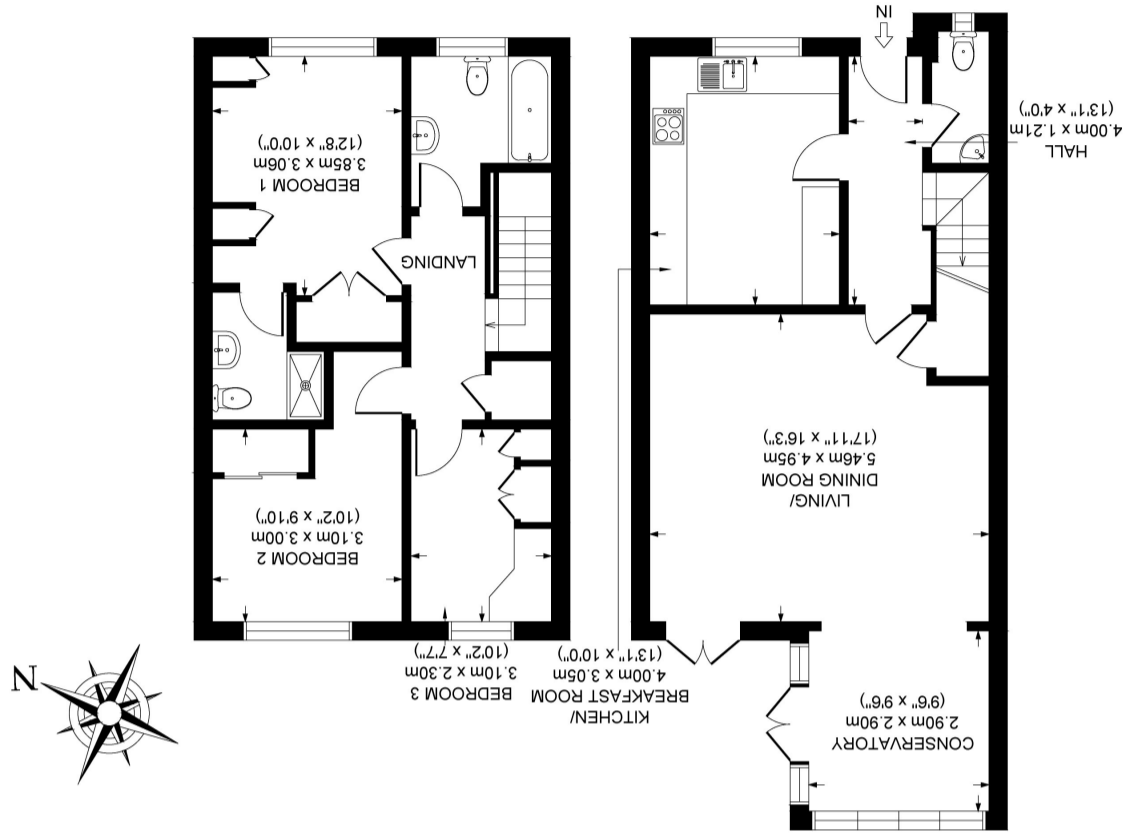
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1169 SQ FT / 109 SQ M
 GROUND FLOOR GROSS INTERNAL FLOOR AREA 634 SQ FT
 FIRST FLOOR GROSS INTERNAL FLOOR AREA 535 SQ FT



44 Oakfield Close | Amersham | Buckinghamshire | HP6 5TA

£875,000

IMMACULATELY PRESENTED THREE BEDROOM HOUSE | OPEN PLAN LIVING ROOM WITH SQUARED ARCHWAY TO CONSERVATORY | TWO PARKING SPACES PLUS VISITORS PARKING | THREE BEDROOMS INCLUDING MASTER WITH ENSUITE | MODERN AND CONTEMPORARY FIXTURES AND FITTINGS | VERY ECONOMICAL | SHORT LEVEL WALK TO AMERSHAM TOWN CENTRE AND THE STATION

JOHN NASH & CO.



A beautifully light, inviting, economical home in the heart of Amersham. Set in a highly sought-after location just moments from Amersham High Street and the station, this delightful home combines charm, style, and modern comfort. Filled with natural light and flowing spaces, it offers a relaxing and welcoming atmosphere, with a private garden providing the perfect retreat. Ideal for families, commuters, or anyone looking for a home that balances convenience with a sense of peace, this property is a rare find in such a central and desirable spot. Early viewing is highly recommended. EPC rating C.

THE PROPERTY

This attractive mid-terrace home is set behind a decorative metal fence, with a pathway leading through a neatly gravelled frontage to the part-glazed front door.



Upon entering, you are welcomed into a bright and airy entrance hall featuring engineered wood flooring. A convenient downstairs cloakroom is located to the left, while to the right is a generously sized country cottage-style kitchen. The kitchen is well-equipped with an extensive range of wall/base units, integrated fridge freezer and dishwasher, double oven, gas hob, and plumbing for a washing machine. An attractive dresser and space for a table and chairs create the perfect setting for relaxed breakfast dining.

The hallway leads through to a superb open-plan living area, offering a warm and inviting space with a feature electric fireplace set within a marble surround. Double patio doors open directly onto the garden, enhancing the sense of light and space. A discreet under-stairs cupboard provides useful storage.



An open archway leads into a bright and spacious conservatory, enjoying pleasant views over the garden and benefiting from double doors providing access to the outdoor space, ideal for entertaining or relaxing.

The Upstairs

Upstairs, the principal bedroom overlooks the front of the property and features a range of fitted wardrobes and cupboards, along with a modern en-suite shower room complete with WC, wash basin with storage beneath, and neutral tiling. A further well-proportioned double bedroom overlooks the rear garden and includes a sliding wardrobe, while the third bedroom is currently arranged as a home office, offering flexibility for a variety of uses. A linen cupboard on the landing houses the boiler.

To The Outside

Externally, the property boasts a charming and low-maintenance rear garden, with a patio area, gravelled sections, and well-stocked flower borders complemented by mature shrubs. The garden is fully enclosed, offering a good degree of privacy.

To the front, the property benefits from two allocated parking spaces, along with additional visitor parking.

A well-balanced home offering comfortable living in a highly desirable setting. Early viewing is strongly recommended.

Location

Amersham is a popular town, set in the Chiltern Hills, and within a 10 minute walk of Oakfield Close, offers excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Grammar (Boys) School, and Chestnut Lane/Elangeni Schools. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks & Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

COUNCIL TAX BAND F - £3548.29

