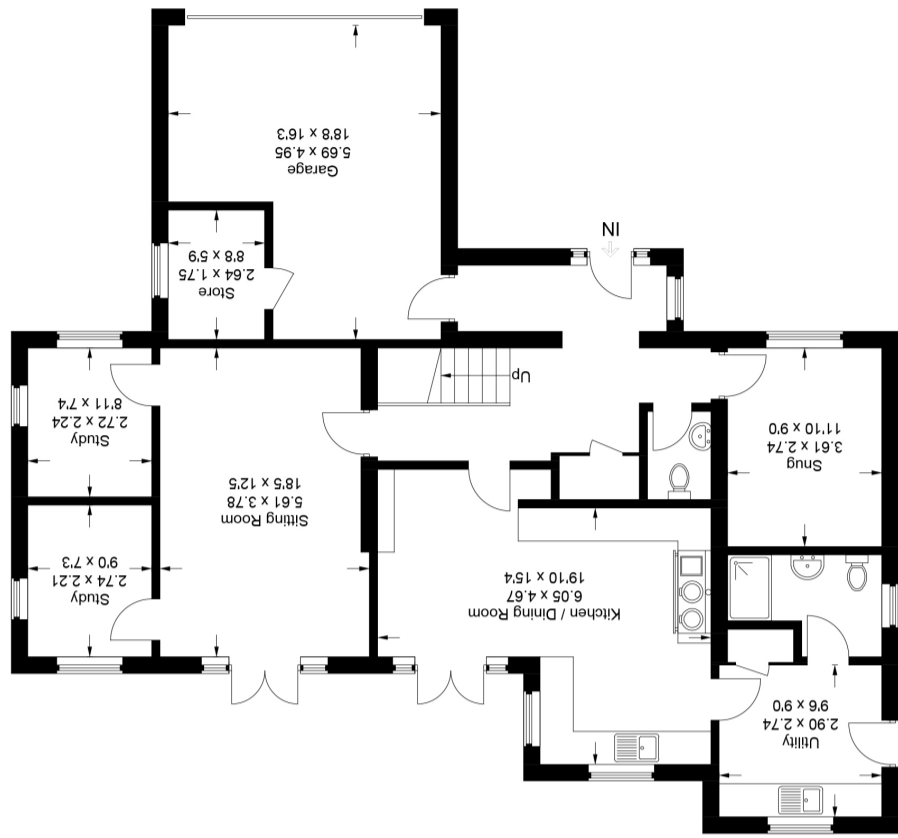


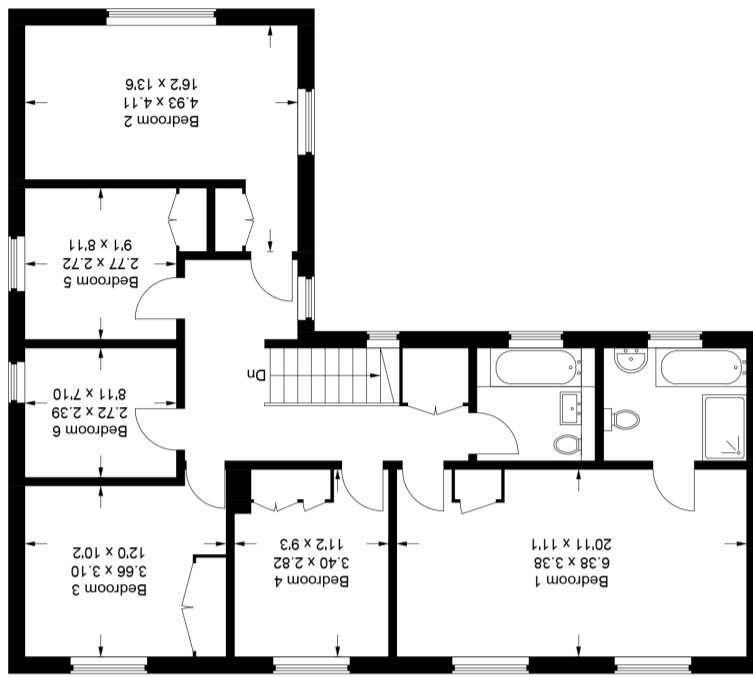
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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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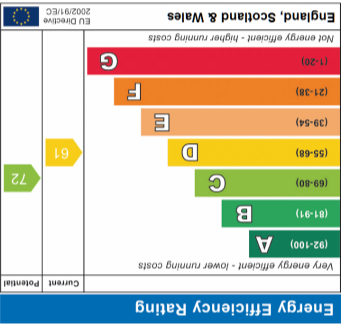
Ground Floor



First Floor



Approximate Gross Internal Area (Including Garage)  
Ground Floor = 137.4 sq m / 1,479 sq ft  
First Floor = 102.3 sq m / 1,101 sq ft  
Total = 239.7 sq m / 2,580 sq ft







This SPACIOUS and LIGHT detached house boasts SIX bedrooms and is well positioned at the end of a sought after CUL DE SAC. The property is extremely VERSATILE with several downstairs rooms for living, working and playing and is an inviting home for comfortably entertaining family and friends. The property also benefits from three bathrooms, a 2 car garage along with off street parking for several cars and has a well maintained garden with gated access to the woods.

### Ground Floor Accommodation

The house is approached via a brick built storm porch perfect for storing umbrellas and keeping parcels dry. On entering the house, you are greeted with a light and airy entrance hall with underfloor heating and an all purpose full length cupboard. To the right is the door into the integrated double garage. To the left of the hall is a versatile room that could be a dining room or a play room and has a hatch into the kitchen. Further along the corridor is the downstairs cloakroom with WC and hand basin with cupboard under. The Sitting Room boasts a working open fireplace, parquet flooring, and has a lovely aspect to the rear garden through double French doors. Two further double aspect rooms with woodland views lead off the lounge and would make excellent studies, play/hobby rooms or reading snugs. The large and welcoming kitchen/diner has double doors opening into the garden, a large gas fired four oven AGA, Bosch electric oven, Bosch induction hob, plumbing for dishwasher and ample floor and wall units with wooden worksurfaces over, a stainless steel sink and under floor heating in the dining area. A further door leads to the utility which has an American style fridge/freezer, a new Worcester Bosch boiler (installed 2022), a sink with cupboards below and is plumbed for a washing machine and tumble dryer. This room has access to the side of the property and the garden and further door leads to a shower room with a shower, sink and toilet.



### First Floor Accommodation

Landing - newly decorated and carpeted with ceiling light and airing cupboard.  
Bedroom 1 - fitted wardrobe, useful storage cupboard, radiator, windows over looking the garden.  
Ensuite - Bath and shower, low level toilet, towel rail and sink  
Bedroom 2 - fitted wardrobe, two radiators and double aspect to the front  
Bedroom 3 - fitted wardrobe, radiator, ceiling light  
Bedroom 4 - fitted wardrobe, radiator, ceiling light and aspect to the rear garden.  
Bedroom 5 - fitted wardrobe, radiator, ceiling light and aspect to the side garden and woodland gardens.  
Bedroom 6 - radiator, downlights and aspect to the side.  
Family Bathroom - bath with electric shower over, sink, heated towel rail and low level toilet.

### Garden

On arriving at the property there is a good sized front grassed garden with apple and plum trees along with mature planting. A driveway with ample room for several cars leads up to the house and to the 2 car garage with a small sound proof room with electric heater. The house has side access to both sides and has two log stores to the front of the property, a grassed area and several mature plants. The sunny rear garden is mainly laid to lawn with two patio areas, a playhouse, a garden shed and an enclosed fruit garden along with an outside tap with butler sink. The side of the property has a covered area housing the bins. There is also a gate into the woods.  
NOTE: The large area adjacent to the property is grassed and maintained and used with consent by the woodland owners. This is not part of the property.

### Location

The property is conveniently located to access the town centre which offers a variety of modern shopping facilities along with the new Lifestyle Centre. The Metropolitan and Chiltern Lines offer an excellent rail service into London. Education is well catered for with both private and state schools for all ages, Also easily accessed in nearby Old Amersham are it's famous period houses, shopping boutiques, hotels and a good variety of restaurants, pubs and independent coffee shops.

### Council Tax

Band G £3,525.97 2022/2023 Rates

