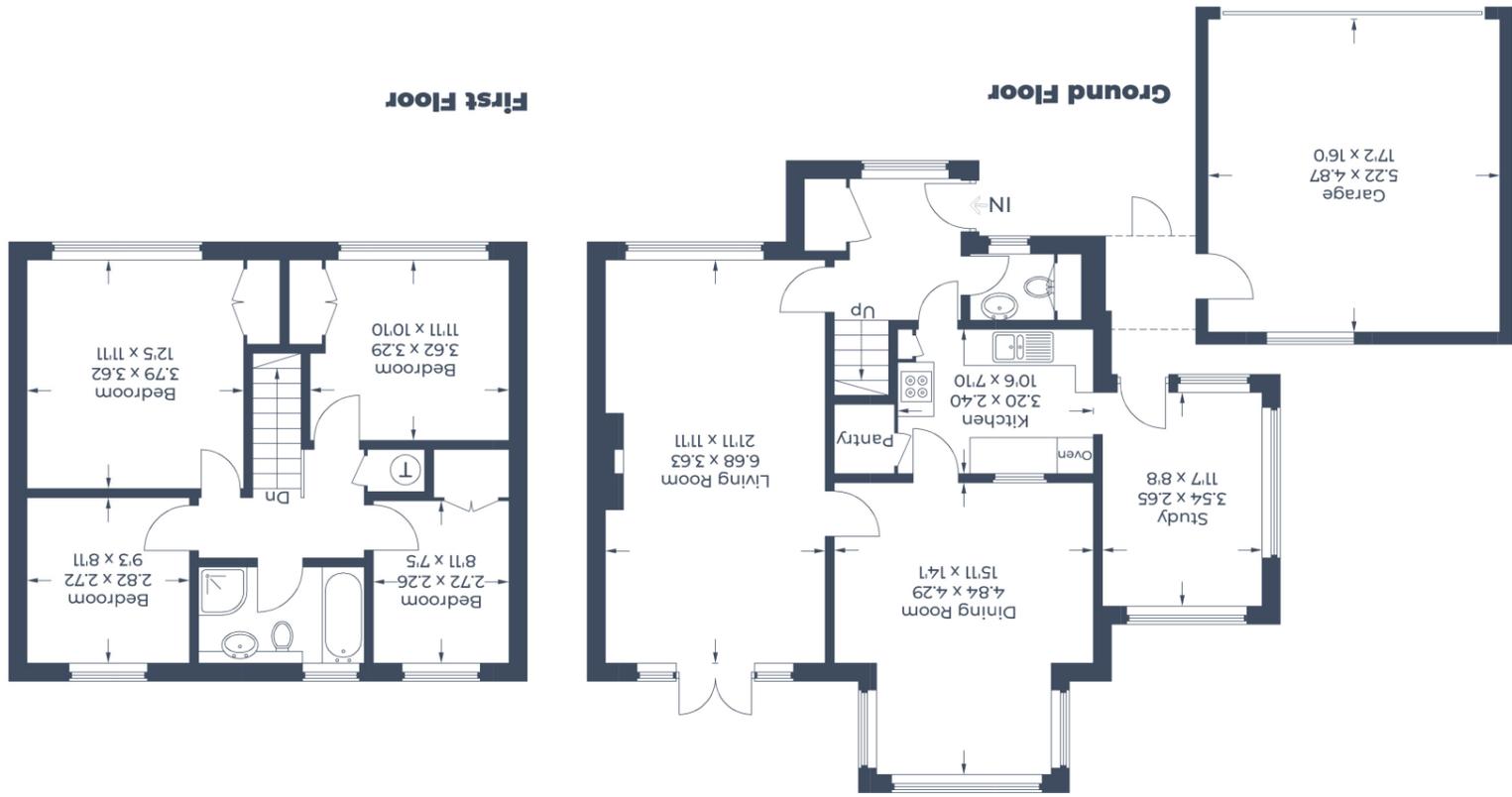


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Illustration for identification purposes only, measurements are approximate, not to scale. © CJ Property Marketing



Approximate Gross Internal Area
Ground Floor = 73.5 sq m / 791 sq ft
First Floor = 53.6 sq m / 577 sq ft
Garage = 25.2 sq m / 271 sq ft
Total = 152.3 sq m / 1,639 sq ft



Energy Efficiency Rating	
Current	Potential
65	81
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	



17 Woodfield Park | Amersham | Buckinghamshire | HP6 5QH

£1,050,000

JOHN NASH & CO.

Detached Family Home | Four Bedrooms | Three Reception Rooms | South Easterly Garden | Popular Amersham Location | Potential to Extend Subject to Planning Permission



An attractively presented, four bedroom detached family home perfectly primed for either extending, subject to planning permission, or modernising, with a stunning south easterly facing garden. Woodfield Park is set in a highly desirable Amersham neighbourhood offering access to the town centre and train station, schooling and sports facilities.

The Property

Upon entering this bright and spacious home, is the entrance hall with full height window, a handy coats cupboard and a cloakroom. A door leads to the 21ft double aspect living room offering excellent space for family and friends to gather and with doors opening directly onto the garden terrace to extend your entertaining space. The living room connects into a good size dining room with views to the rear garden from a large box bay window. There is a fully equipped kitchen containing a very handy pantry cupboard and with fitted Neff appliances including a four ring gas hob, oven, combi small oven/grill/microwave and dishwasher, Bosch washing machine and under counter fridge. Just off the kitchen is a further reception room which could be a childrens playroom or study.

To the first floor there are two good size double bedrooms both with built in wardrobe cupboards and two further single bedrooms with stunning views to the rear garden. The family bathroom is modern and is equipped with a separate bath and shower. The landing provides access to the loft with a drop down ladder and light along with an airing cupboard.

Outside

The level south easterly rear garden is a focal point to the house as it is beautifully landscaped and maintained. It is of a good size with areas for dining and entertaining, level lawns for children to play, a greenhouse for the gardener to potter in and a handy garden storage shed tucked away to the rear of the garden. The front garden is equally attractive with a rockery garden, a large drive and garage to accommodate multiple vehicle parking.

The Accommodation Consists of:

- Entrance Hall
- Living Room
- Dining Room
- Study/Playroom
- Kitchen
- Cloakroom
- Four Bedrooms
- Family Bath/Shower Room
- Double Detached Garage

Situation

Woodfield Park is set in the picturesque Chiltern Hills and 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 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. Dr Challoner's Grammar School (boys) 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.

Terms

- Tenure: Freehold
- Services: All Main Services
- Council Tax: Band G £3,897.28

