

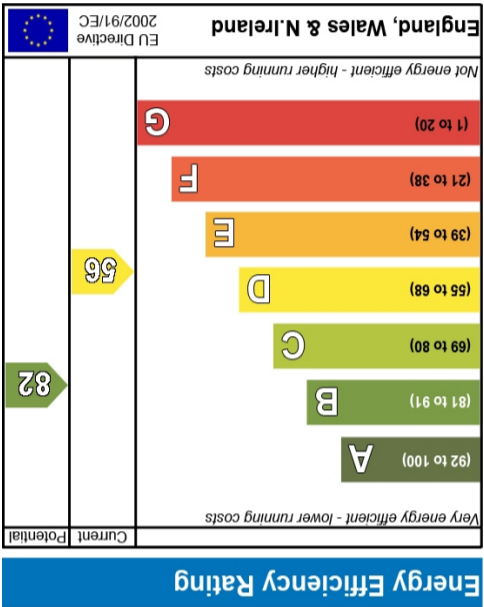
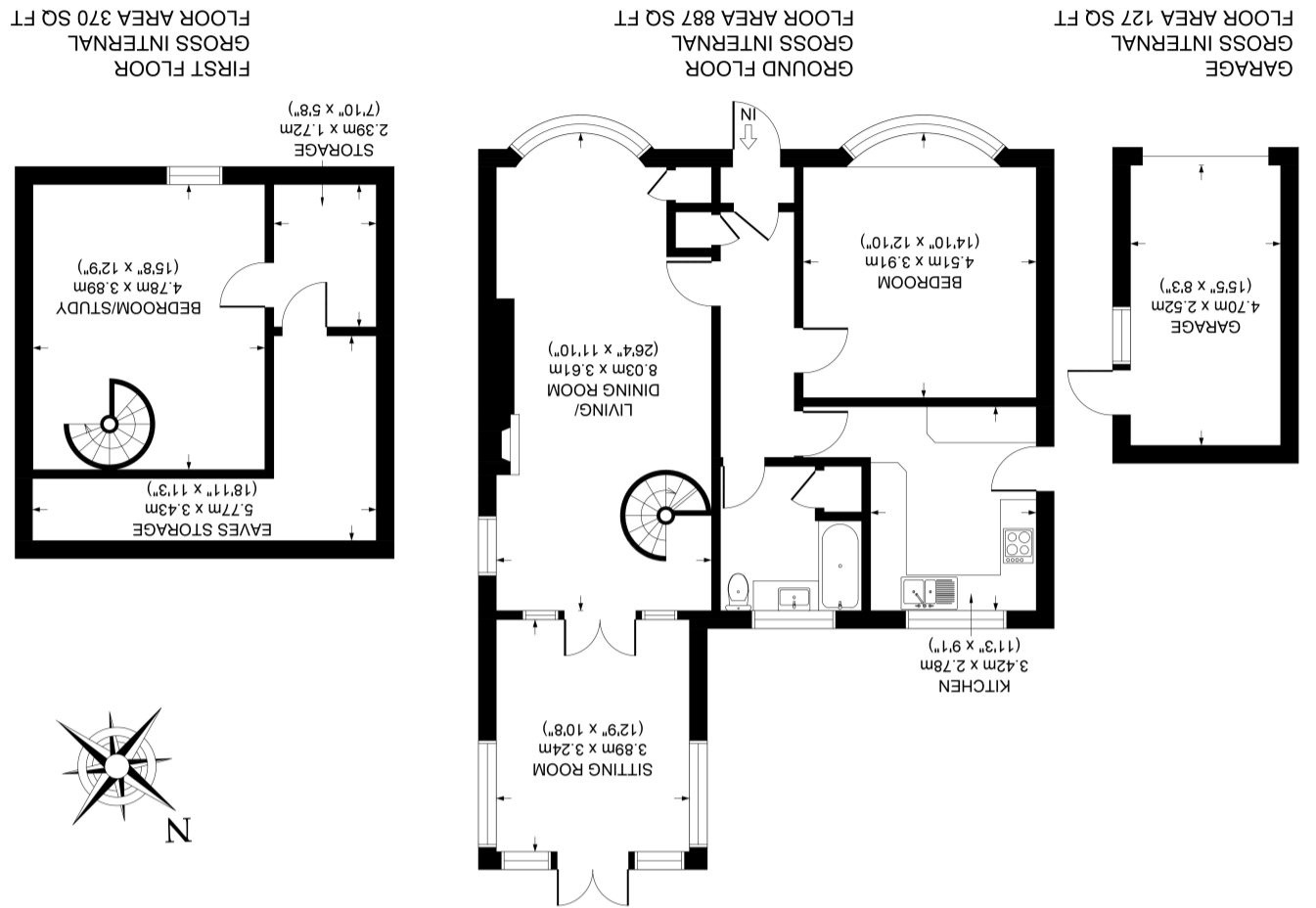
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1384 SQ FT / 129 SQ M. INCL. GARAGE
2 AMERSHAM ROAD



2 Amersham Road | Little Chalfont | Amersham | Buckinghamshire | HP6 6SE

£600,000

JOHN NASH & CO.

CHALET STYLE BUNGALOW | TWO BEDROOMS | GOOD SIZED REAR GARDEN | MODERNISATION AND IMPROVEMENT REQUIRED | PRIME LOCATION | WALKING DISTANCE TO LITTLE CHALFONT & LATIMER MAINLINE AND UNDERGROUND STATION



LOCATION LOCATION LOCATION. This chalet style bungalow is ripe for MODERNISATION and improvement. With its location within walking distance to Little Chalfont & Latimer mainline and underground station, it is ideally set for the Village centre. Call now for a viewing 01494 725005.

The accommodation is as follows:

Entrance

Hall radiator, cupboard housing meters.

Sitting Room

A double aspect room with spiral staircase to first floor. Gas coal effect fire on raised hearth with canopy over, two radiators, built-in cupboard. Double doors to:

Conservatory

Radiator, two wall light points, double doors to garden.

Kitchen

Wall and base cupboards with laminate work surfaces over incorporating 1 1/4 bowl ceramic sink unit with mixer tap, Stoves gas hob with extractor over, washing machine, cupboard housing Vaillant gas fired boiler, radiator, floor heater, door to garden.

Bedroom One

Radiator

Bedroom/Study

Spiral staircase leading to downstairs sitting room.

Bathroom

Coloured suite comprising low level WC, wash hand basin set in vanity unit with cupboard and drawer under, panelled bath with mixer tap. Radiator, airing cupboard with factory lagged tank, tiled walls, wall heater.



Eaves Storage

Access to loft space.

Outside

Garage with remote controlled up and over door. Block paved driveway providing ample parking. The front garden is laid to lawn with a variety of mature shrubs. Small garden shed. The rear garden is well stocked with mature shrubs, hedging and closed boarded fencing to boundaries, green house and outside tap.

Location

Little Chalfont village provides a varied selection of shops, schooling, including Dr Challoner's High School (girls grammar) and Chalfont & Latimer railway station offering services to London (Baker Street, The City and Marylebone). The village is situated off the A404 with road links to the M25 for the M4, M40 and M1 motorways. Amersham is two miles away with a wider range of shops and facilities. Buckinghamshire is also renowned for its state and private education.

