

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.

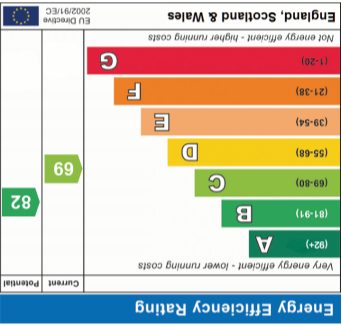
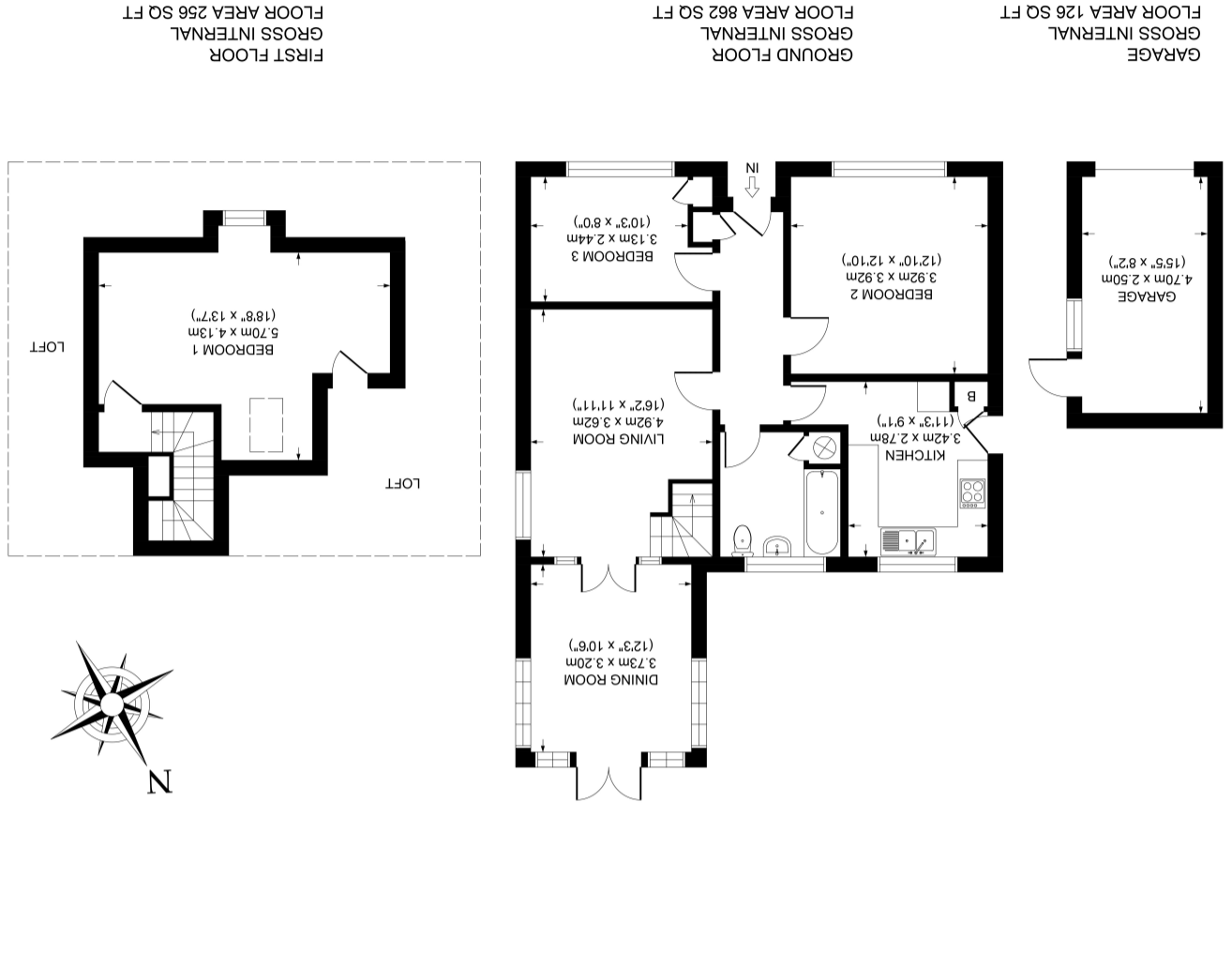
Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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 1244 SQ FT / 116 SQ M INCL. GARAGE
2 AMERSHAM ROAD, LITTLE CHALFONT HP6 6SE



Little Chalfont | Amersham | Buckinghamshire |

£2,600 pcm

JOHN NASH & CO.



A well presented detached chalet bungalow in prime location for the train station, shops and easy access to M25. The property benefits from three bedrooms, two reception rooms, front & rear garden, driveway parking and garage.

UNFURNISHED - AVAILABLE JULY.

EPC - C

Entrance Hall

Bedroom

Built in single cupboard, radiator
3.13m x 2.44m (10'3" x 8'0")

Bedroom

3.92m x 3.92m (12'10" x 12'10")

Living Room

Wall & ceiling lights, radiator, stairs to first floor
4.92m x 3.62m (16'2" x 11'11")

Dining Room

double doors to garden
3.73m x 3.20m (12'3" x 10'6")

Kitchen

Gas hob, electric oven, extractor hood, integrated fridge freezer, dishwasher, washer dryer, stainless steel sink and drainer, good range of wall and base units, door to side entrance

Bathroom

Low level W.C, wash hand basin, bath with shower over, mirror, shaving point, airing cupboard



First floor

Bedroom

5.70m x 4.13m (18'8" x 13'7")

outside

Rear Garden

Laid to lawn, shed

Front Garden

Driveway parking

Garage

