

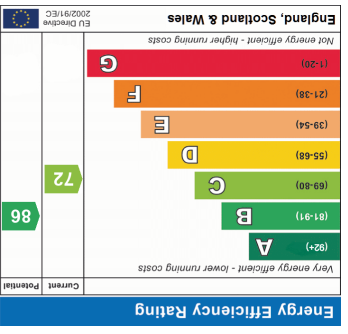
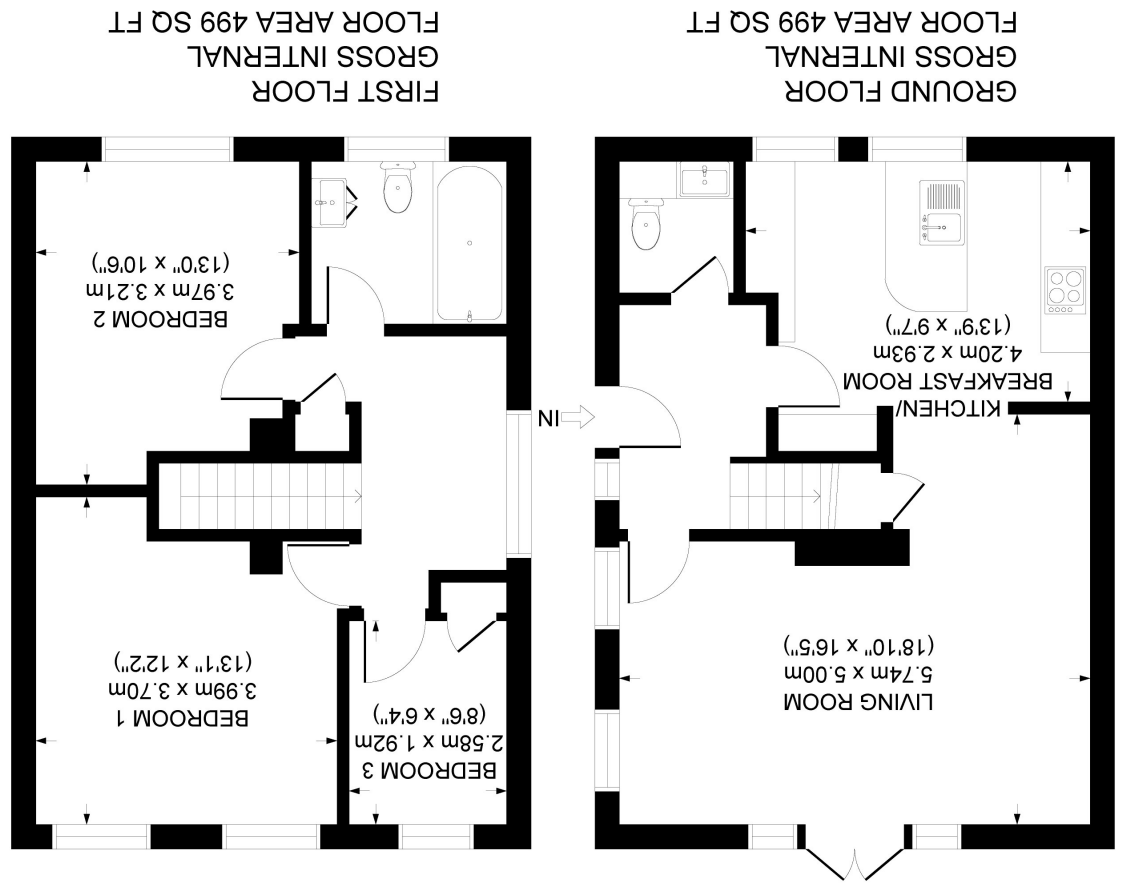
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 998 SQ FT / 93 SQ M
123 HUNDRED ACRES LANE, AMERSHAM, HP7 9BN



123 Hundred Acres Lane | Amersham | Buckinghamshire | HP7 9BN

£745,000

JOHN NASH & CO.

Three Bedroom Detached Home | Kitchen/Breakfast Room | West Facing Garden | Modern Interior | Popular Amersham Location | NO ONWARD CHAIN



This is a detached house set within easy reach of both Amersham -on-the-Hill and the picturesque Old Town. Set in Westerly facing gardens, the accommodation consists of, porch, hall, cloakroom, living room, kitchen/breakfast, three bedrooms and a bathroom. Outside there is parking for two cars and a secluded garden.

Porch

Entrance Hall

Radiator, staircase to first floor.

Cloakroom

WC, wash hand basin with cupboard below, tiled splashback with fitted mirror above, chromium heated ladder towel rail.

Living Room

A double aspect room with two radiators, TV aerial point, double glazed double casement doors to patio and garden, cupboard under stairs and wide opening to.

Kitchen/Breakfast Room

Single drainer stainless steel sink unit set in timber worktop with cupboards below and integrated dishwasher and drawer stack and breakfast bar to one side. Laminated worktop incorporating four ring electric hob unit with oven below and extractor hood over, range of wall and floor cupboards, one housing Glow Worm gas fired boiler, Hotpoint fridge/freezer, further worktop with cupboard above and below, Hoover washing machine, radiator, tiled flooring.

FIRST FLOOR

Landing with hatch to loft space, linen cupboard.

Bedroom 1

Double room with radiator, TV aerial point.

Bedroom 2

Double room with radiator.

Bedroom 3

Radiator, built-in wardrobe cupboard.

Bathroom

White suite of panelled bath with mixer taps and shower attachment and curtain, WC, wash hand basin with tiled splashback and fitted mirror over, chromium heated towel rail, tiled flooring.

OUTSIDE

To the front has a lawned area with established high hedge to one side and a shingle path leads to the front door. A latched gate leads to the rear garden. This has a large, paved patio with the reminder to lawn. High established hedgerow and panelled fencing on two sides. Garden Store Shed

Two off-street parking spaces.

Council Tax Band F £3,377.65 2024/2025 Rates

Location

Amersham is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to London. The motorways of the M25, M40, M4 and M1 are easily accessible. Schooling for all ages is readily available, including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

