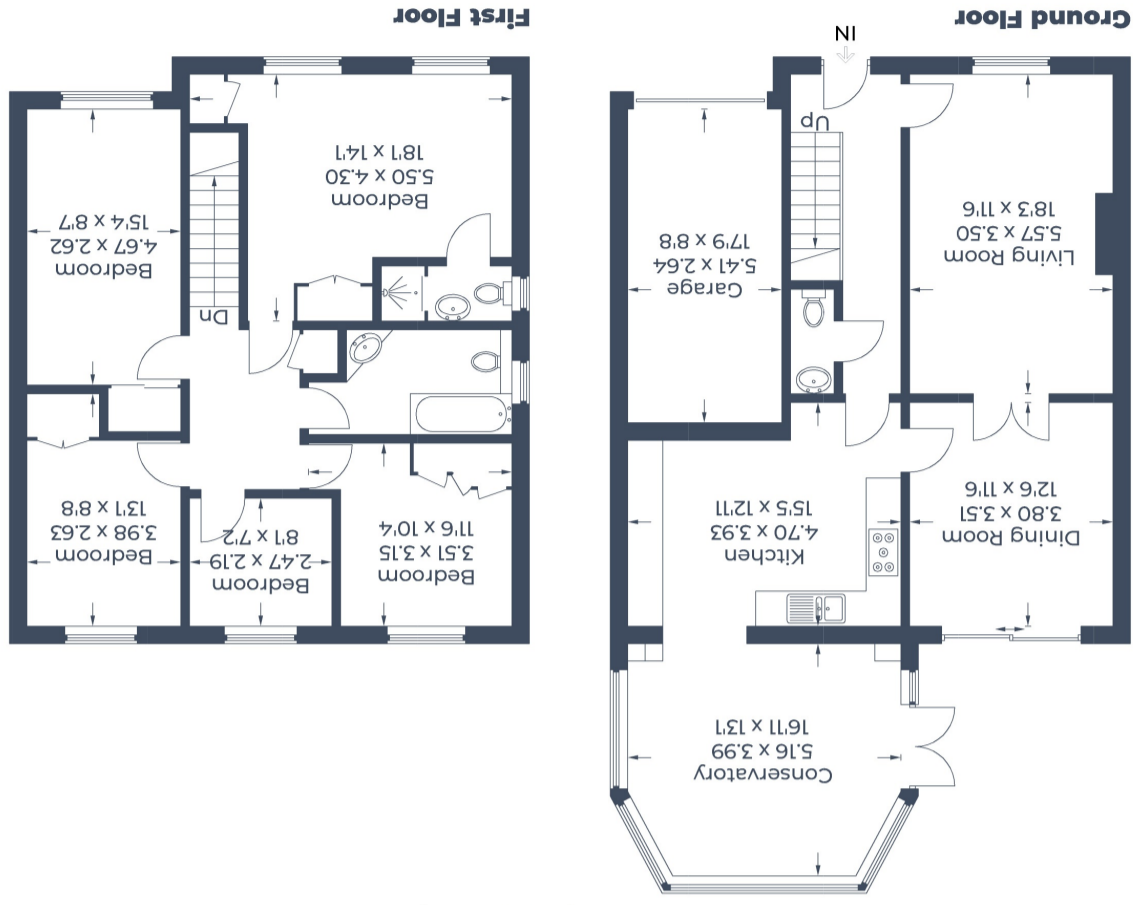


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 measurements are approximate, not to scale.  
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Approximate Cross Internal Area  
 Ground Floor = 81.5 sq m / 877 sq ft  
 First Floor = 77.6 sq m / 835 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 173.4 sq m / 1,866 sq ft



Energy Efficiency Rating	
Current	Potential
G	75
Very energy efficient - lower running costs (82+) A (61-91) B (55-68) C (49-54) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

England, Scotland & Wales  
 EPC 2008/1/EC



1 Lollards Close | Amersham | Buckinghamshire | HP6 5JL

£1,200,000

JOHN NASH & CO.

Five Bedroom Detached Home | Open Plan Kitchen/Conservatory | Landscaped Gardens |  
 Walking Distance of Schools, Train Station and Town Centre Amenities | Immaculately Presented



Introducing this delightful 5 bedroom detached residence, nestled in the sought-after area of Lollards Close just a stone's throw away from accessing the wide ranging town amenities. In just a few minutes walk, you will reach the Train Station connecting to London via the Chiltern and Metropolitan lines, the Town Centre shops and restaurants, schools including the highly regarded Dr Challoner's Grammar School and the Chiltern Lifestyle Centre with activities for the whole community.

### The Property

With a welcoming feel as you step in the front door, you will find that this a very well cared for home, with our vendors having purchased it from new nearly 40 years ago, and having enjoyed raising their family there. It is in move-in condition and is the perfect family-friendly home, offering a modern lifestyle with an open plan kitchen/conservatory. This space is airy and flooded with natural light ideal for everyday family life and entertaining with the kitchen providing a stylish breakfast bar and plenty of storage. There is a generous living area with a feature gas fireplace which opens up through double doors into a dining area with direct access to the kitchen and sliding doors onto the garden patio. There is a handy cloakroom and entrance hall to round off the ground floor accommodation.

The first floor consists of five generous bedrooms each offering plenty of space and comfort. The master suite is a double aspect room which features built in wardrobe cupboards and an en suite shower room. Three of the other bedrooms are good sized double rooms all with built in wardrobes along with a further single bedroom which could also be used as an office. Finally, there is a family bathroom and a spacious landing with hatch to the generous loft space.

### Outside

The front of the property is attractively presented with an array of flowers and plants with a brick paviour driveway with space for 3 vehicles and a single garage. The rear garden is equally attractive and perfect for enjoying with family and friends offering ample entertaining and play spaces. There is a stone patio for barbecues and outdoor dining and another patio tucked away in the back corner for a cosy sofa set or lounge chairs. There is a good sized area of lawn and the whole garden is beautifully landscaped and enclosed by high panel fencing.

### The Accommodation Consists of:

- Entrance Hall
- Living Room
- Dining Room
- Open Plan Kitchen/Conservatory
- Cloakroom
- Master Bedroom with En Suite Shower Room
- 3 Double Bedrooms
- 1 Single Bedroom
- Bathroom
- Garage

### Terms

- Council Tax Band G £3,377.65 2024/2025 Rates
- Tenure: Freehold
- Services: All Main Services

### Location

Lollards Close is ideally set in the picturesque Chiltern Hills and boasts a wonderfully convenient location within Amersham offering a wide variety of shops, restaurants and coffee shops as well as the Train Station. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Nearby in the historic Old Town of Amersham are stunning red brick 16th century properties with a mix of boutique shopping, inns and restaurants. There are parks and gardens to enjoy in Amersham along with access to the countryside with footpaths to explore and enjoy. Education is well catered for with schools for all ages and Dr Challoner's Grammar School (boys) is within close walking proximity. Dr Challoner's High School (girls) is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

