



Challoner's House | 7 Longfield Drive | Amersham | Buckinghamshire | HP6 5HD

£1,295,000

JOHN NASH & CO.

PREMIER ROAD LOCATION | BEAUTIFULLY LANDSCAPED 1/4 ACRE GARDEN | LIGHT AND SPACIOUS LIVING AREAS | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION | GARAGE AND DRIVEWAY PARKING | THREE DOUBLE BEDROOMS | NO ONWARD CHAIN

Approximate Gross Internal Area
Ground Floor = 127.9 sq m / 1,377 sq ft
(Including Garage)
First Floor = 86.6 sq m / 932 sq ft
Total = 214.5 sq m / 2,309 sq ft

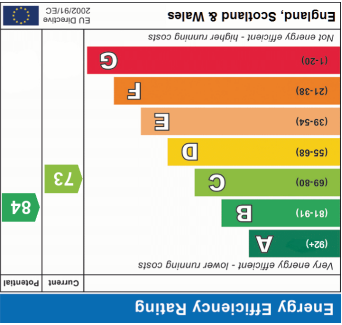
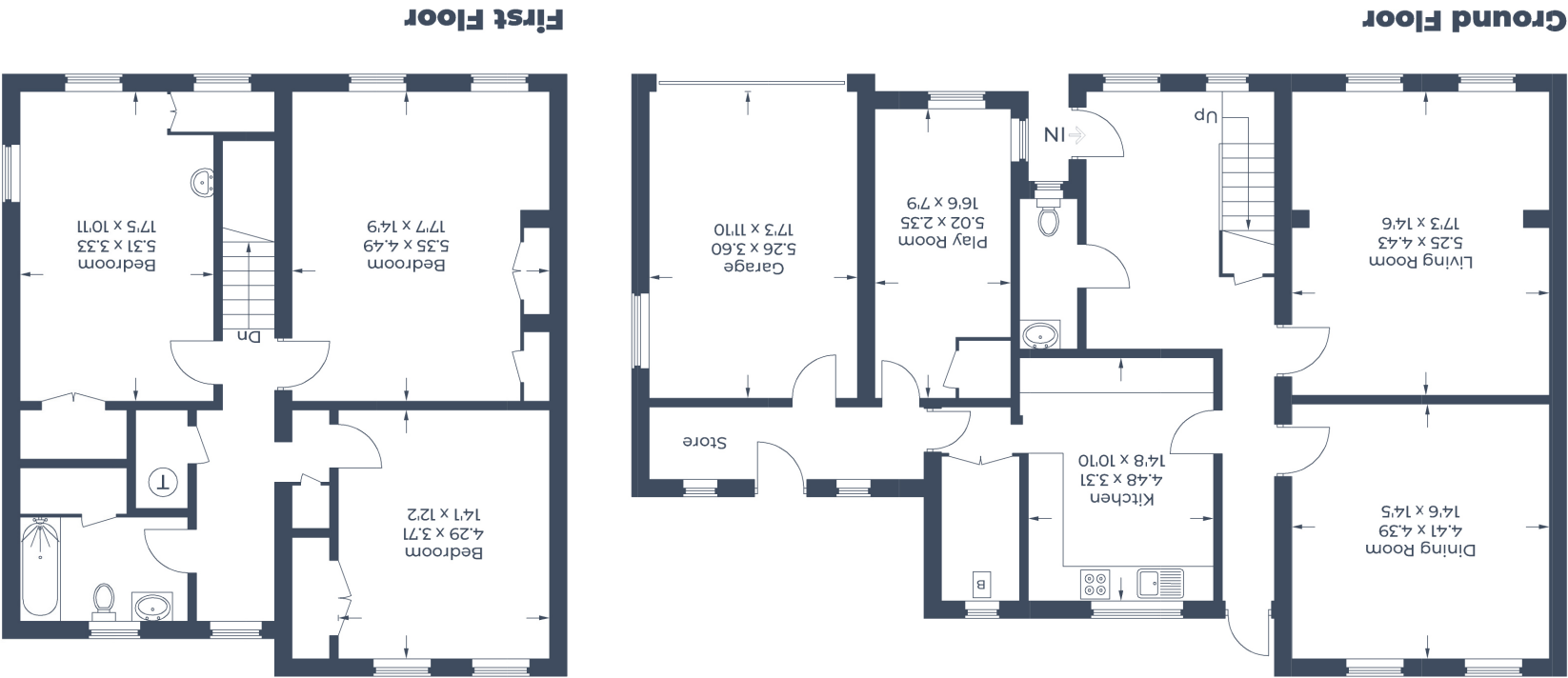


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Nestled on one of the most sought-after roads in Amersham on the Hill, this charming semi detached home stretched over 2,300 square foot offers a rare opportunity to create your dream residence. Set on a generous ¼-acre plot, the property boasts a beautifully mature garden and an attractive wisteria-clad frontage that exudes curb appeal.

Inside, you'll find three oversized double bedrooms, providing spacious accommodation for families or those looking to upsize. While the home requires modernisation throughout, it offers tremendous scope for improvement and personalisation, with excellent potential to extend (STPP).

Located just a short distance from the town centre, amenities, and highly regarded schools, this is an ideal prospect for those seeking to invest in a premium location with strong long-term value. No onward chain. Don't miss out on the opportunity to make this delightful home your own.

The Property

Pulling onto the substantial driveway, you are greeted with a wisteria clad house, with a storm porch for good measure. The home is surrounded by mature gardens to the front and to the rear and is ideal for creating a bespoke family home.

Ground Floor

The large entrance hall is flooded with light from the two tall windows. This leads to a good sized lounge with an electric fire and two large windows overlooking the front. Further along the hallway is a cloakroom and a further good sized dining room which overlooks the garden and further down the corridor is a door to the garden. To the right of the hall is a generous sized kitchen that leads onto a utility area which houses the boiler and then a further store/lean to with access to both the garden and to the integrated garage with an electric door. The double garage has been split in half and one side has been converted into a snug/playroom with two windows.

First Floor

The upstairs accommodation has a good sized landing with two cupboards, an airing cupboard and a big window flooding in light from the picturesque garden. There are three very large bedrooms all with integrated wardrobes with the master bedroom containing a washbasin and the 2nd bedroom with a shower and sink. There is also a family bathroom with a large cupboard and access to the loft.

The Accommodation Consists of:

- Entrance
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility Area
- Store/Lean To
- Play Room
- Garage
- Three Bedrooms
- Family Bathroom

To The Outside

The piece de la resistance of this wonderful house, is the beautifully tended garden with a host of shrubs, including a lovely magnolia tree, two patio areas for al fresco dining, a greenhouse and an abundance of lawned area. To the front is a driveway for several cars, a patio area, mature shrubs and a grassed area.

Location

Ideally set in a prime location within walking distance of Amersham on the Hill which is a popular town, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London and the motorway networks. Local schooling for all ages is within walking distance including the highly regarded Dr Challoner's Boys School. The town centre offers a variety of shopping facilities including Waitrose, Marks & Spencers, Boots and a selection of restaurants and coffee shops.

Council Tax Band G - £3,934.25 2025/2026 Rates

