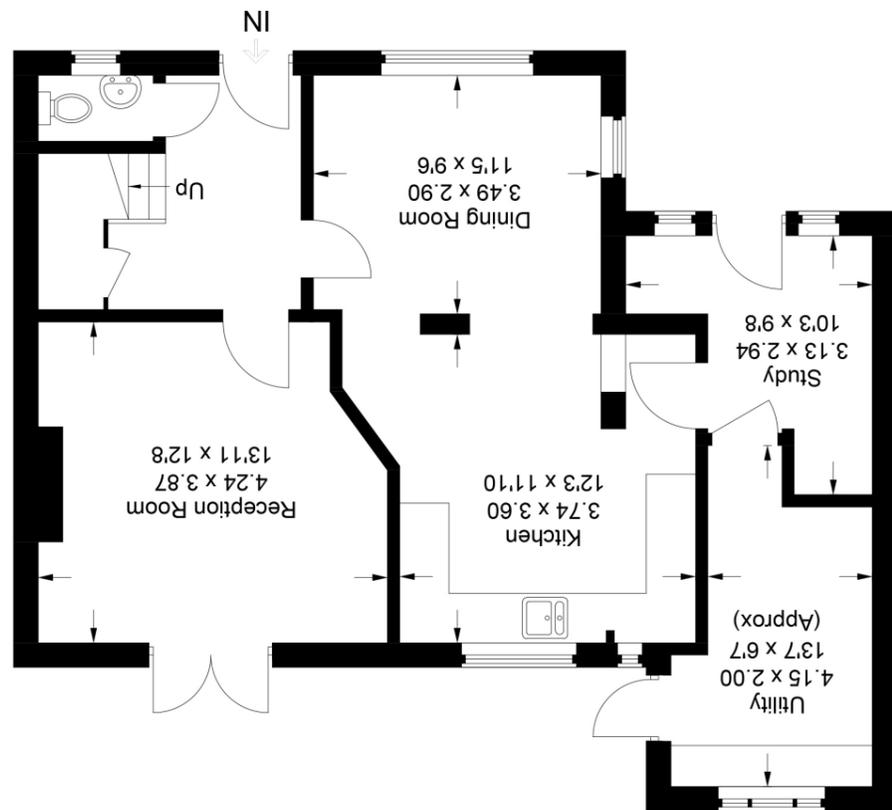


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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.

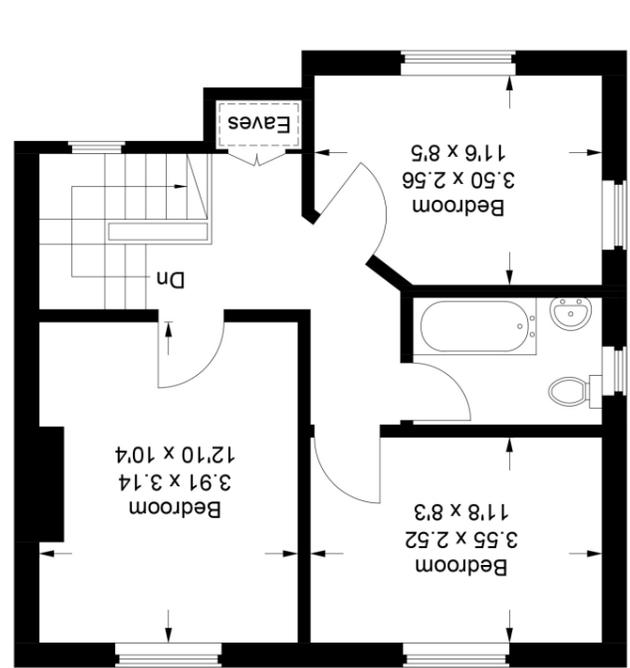
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

### Ground Floor



Approximate Gross Internal Area  
 Ground Floor = 68.5 sq m / 737 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Total = 113.4 sq m / 1,220 sq ft

### First Floor



= Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (35-48)
	E (29-54)
	F (13-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	60

England, Scotland & Wales  
 EU Directive 2002/91/EC



Something Cottage | 6 Church Street | OLD AMERSHAM | Buckinghamshire | HP7 0DB

£775,000

JOHN NASH & CO.

LOCATED IN THE HEART OF OLD AMERSHAM | FEATURE FIREPLACE | MODERN AND CONTEMPORARY KITCHEN WITH AGA AND INTEGRATED OVEN/HOB | PARKING FOR TWO CARS | ATTRACTIVE WALLED GARDEN WITH SUMMERHOUSE



Something Cottage is a semi detached house ideally set in the Old Town of Amersham just off the picturesque High Street. The property offers excellent accommodation comprising entrance hall, cloakroom, sitting room, dining room, study, kitchen with AGA, utility room. To the first floor there are three bedrooms and a bathroom whilst outside is a walled garden with a Westerly aspect and parking to the front for two to three vehicles.

**The accommodation is as follows:-**

Entrance Hall: Quarry tiled flooring, radiator with shelf over, storage cupboard under stairs with electricity meter and consumer unit, wall thermostat.

Cloakroom White suite of WC, wash hand basin, radiator, half tiled walls.

Sitting Room: Victorian style fireplace with carved wood surround tiled slips and granite hearth, radiator, TV point, wood affect flooring, glazes double doors to patio and garden.

Dining Room: A double aspect room with quarry tiled flooring, radiator, archway to:

Kitchen: One and a half bowl single drainer stainless steel sink unit set in laminate surround with cupboard below, range of matching worktops with floor and wall cupboards including drawer stack and wine rack, four ring Bosch hob unit with oven below and extractor over, recess for refrigerator, gas AGA range with two ovens and two hot plates, quarry tiled flooring, part tiled walls, radiator, door to:

Utility Room: Worktop with plumbing below for washing machine and tumble dryer, gas fired wall mounted boiler with timer control, radiator, quarry tiled flooring, access to loft space, half glazed door to garden.

Study: Radiator, double glazed door to front garden.



**FIRST FLOOR**

Landing: Radiator, small linen cupboard, hatch to loft space.

Bedroom 1: Radiator, views over the old town.

Bedroom 2: A double aspect, radiator.

Bedroom 3: Radiator, views over the old town.

Bathroom: White suite of Jacuzzi bath with mixer taps and shower attachment with Perspex shower screen, WC, wash hand basin, fully tiled walls, radiator with chromium towel rail surround.

**OUTSIDE**

The front garden is approached over a shingle driveway with parking for two to three vehicles. The rear walled garden is laid to lawn with two areas of patio and shrub borders all having a Westerly aspect. Tap for hose.

Summerhouse: Timber construction with double door and electric light and power.

**Location**

Old Amersham is famous for its period houses and also provides a selection of shopping boutiques and facilities including Whistles, Hobbs, Phase Eight and a Tesco superstore. There are two hotels and a good variety of restaurants and independent coffee shops. At nearby Amersham-on-the-Hill, there is a railway station with services to London (Baker Street, The City and Marylebone). Easy access is available to the M4, M40 and M25 Motorways.

**Council Tax Band F £3,548.29 2024/2025 Rates**

