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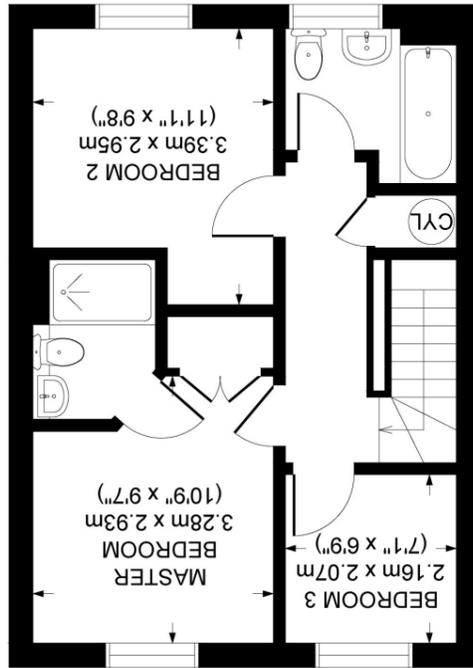
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

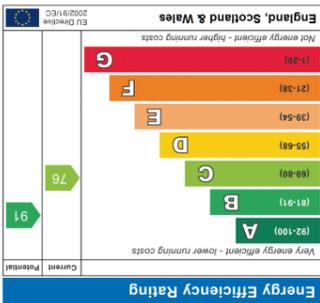
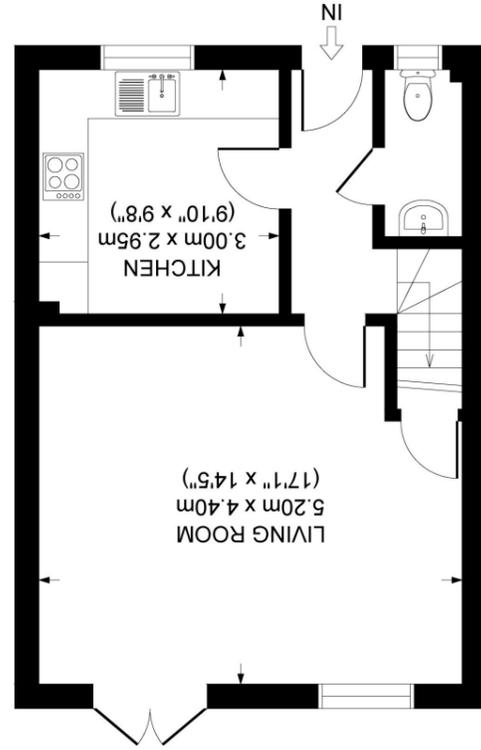
**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 78 SQ FT / 840 SQ M  
8 BRUDENELL CLOSE, AMERSHAM, HP6 6FH

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 39 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 39 SQ FT**



8 Brudenell Close | Amersham | Buckinghamshire | HP6 6FH

£625,000

**JOHN NASH & CO.**

Well presented 3 bed end terrace | Allocated Parking | Level walk to town centre & station | integrated appliances | Lovely outlook over green | two bathrooms and a cloakroom



Situated within a highly sought-after development approximately one mile from the centre of Amersham on the Hill and its mainline station, this well-presented three-bedroom end of terrace home offers stylish and practical living accommodation, ideal for families, first-time buyers, or investors.

### The Property

The property is approached via a charming frontage, screened by mature hedging, with a stepping stone pathway and attractive slate detailing leading to a welcoming white front door beneath a storm porch.



Upon entering, a bright entrance hall provides access to a convenient downstairs cloakroom, while to the right is a well-appointed kitchen featuring sleek black gloss wall and base units, integrated double oven, gas hob, and stainless steel sink with drainer. A cupboard houses the Potterton boiler.

To the rear of the property, the spacious living room offers a comfortable and inviting setting, complete with soft carpeting, dual ceiling lighting, and patio doors opening directly onto the garden terrace—perfect for both relaxing and entertaining.

### The Upstairs

Upstairs, the principal bedroom enjoys pleasant views over the garden and benefits from a modern en-suite shower room, finished with striking black tiling and a complementary light floor. There is a further double bedroom, along with a versatile third bedroom ideal as a nursery, study, or guest room. The family bathroom is fitted with a bath and shower over, wash basin, and WC.



### To The Outside

Externally, the property boasts a generously sized rear garden, ideal for outdoor living, complete with a garden shed. To the rear, there are two allocated parking spaces providing convenient off-street parking.

### Location

Brudenell Close is ideally set in the picturesque Chiltern Hills and boasts an ideal location to the amenities of Amersham Old Town and New Town which includes access in approximately a mile to the Chiltern and Metropolitan lines at the Amersham train station and access to motorways linking to London, Heathrow and Oxford. Amersham boasts a wide variety of shops, restaurants and amenities, and the community benefits from the availability of numerous activities for all ages including use of the new Community Lifestyle Centre.

Education is well catered for with schools for all ages. Within close proximity are St George's C of E Infant School, the Amersham School (Secondary) and Buckinghamshire College. A mile away and easily accessible is Dr Challoner's Grammar School (Boys) whereas Dr Challoner's High School (Girls) is at Little Chalfont (2 miles). Private education is provided by The Beacon School and Heatherton House School.

**COUNCIL TAX BAND E £3002.40**

