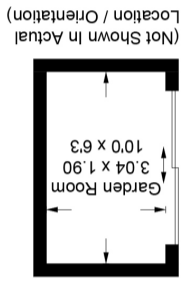
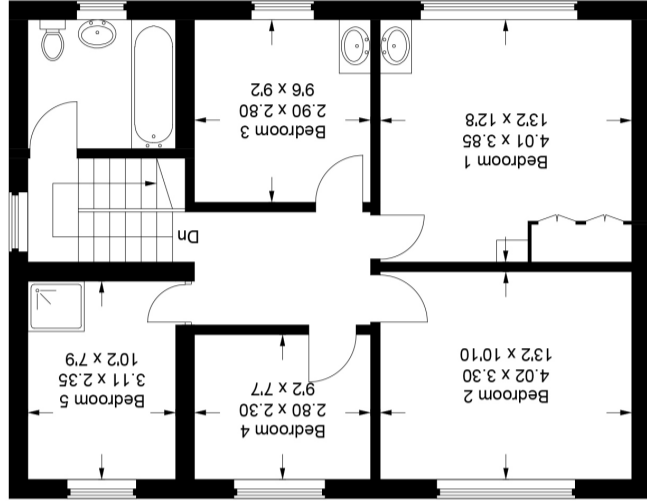
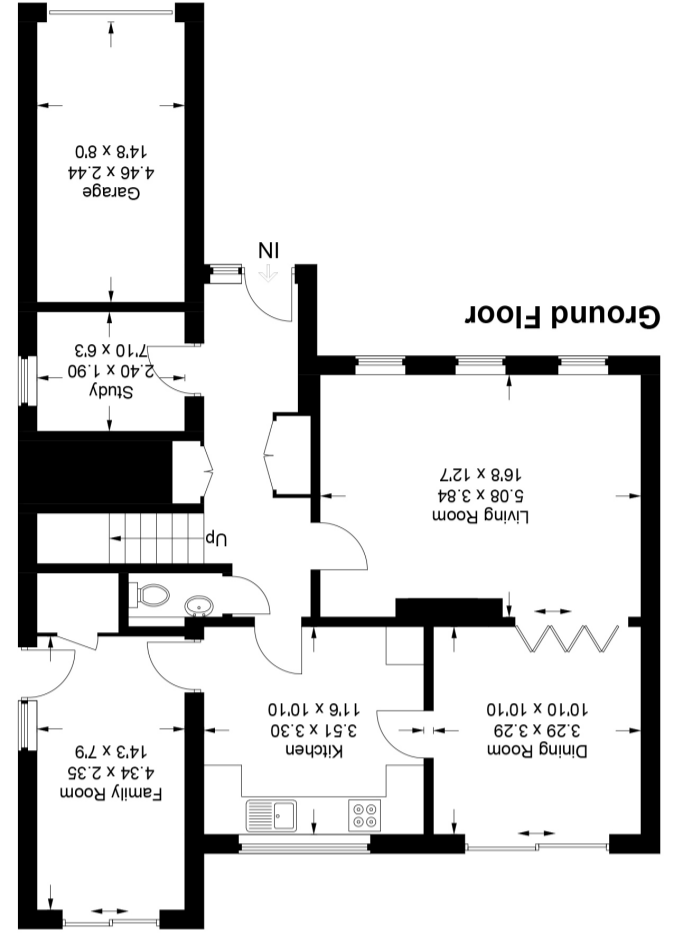


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Approximate Gross Internal Area
 Ground Floor = 78.5 sq m / 845 sq ft
 First Floor = 70.1 sq m / 754 sq ft
 Garage / Garden Room = 16.5 sq m / 178 sq ft
 Total = 165.1 sq m / 1,777 sq ft



Energy Efficiency Rating	
Current	Potential
G	B
Very energy efficient - lower running costs (82-100)	
Energy efficient (61-91)	
Average (39-64)	
Below average (21-38)	
Not energy efficient - higher running costs (1-20)	
England, Scotland & Wales	
EU Directive 2002/91/EC	

67

82

(Not Shown in Actual Location / Orientation)



2 Hyrons Close | Amersham | Buckinghamshire | HP6 6NH

£990,000

JOHN NASH & CO.

FIVE BEDROOM DETACHED HOUSE | WESTERLY FACING GARDEN | FOUR RECEPTION ROOMS | QUIET CUL DE SAC LOCATION | POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION) | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION | CATCHMENT FOR POPULAR LOCAL SCHOOLS



A substantial five bedroom family residence, set in well manicured gardens within a highly popular and quiet cul-de-sac that sits on the edge of the wide-ranging amenities of Amersham on the Hill. It is a few minutes flat walk to reach the Amersham Train Station connecting to London via the Chiltern and Metropolitan lines, the Town Centre shops and restaurants and the highly regarded Chiltern Lifestyle Centre with state of the art swimming facilities, gym and activities for the whole community.

The Property

Our property, of nearly 1,800 sqft, offers exceptional family accommodation and the potential to reconfigure the floorplan as well as extend the current footprint, subject to planning permissions. Along with the five bedrooms, one with a separate shower, there are three good sized reception rooms plus a study along with an eat-in kitchen. The westerly facing level rear garden is attractively landscaped with a brick paved patio for outdoor entertaining and a generous area of lawn with the whole area measuring approximately 100 ft in length. Additionally, the front gardens are equally attractive and allow for parking for 2/3 cars along with a single garage.



The Accommodation

The Accommodation Consists of:

- Entrance Hall
- Four Reception Rooms
- Eat-In Kitchen
- Cloakroom
- Five Bedrooms (one with a separate shower)
- Family Bathroom
- Garage
- Garden Room

- Gas Central Heating
- Double Glazing
- Rear Garden of Approximately 100 Feet



Situation

Hyrons 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.

Tenure: Freehold

Services: All Main Services

Council Tax: Band G £3897.28 2024/2025 Rates

