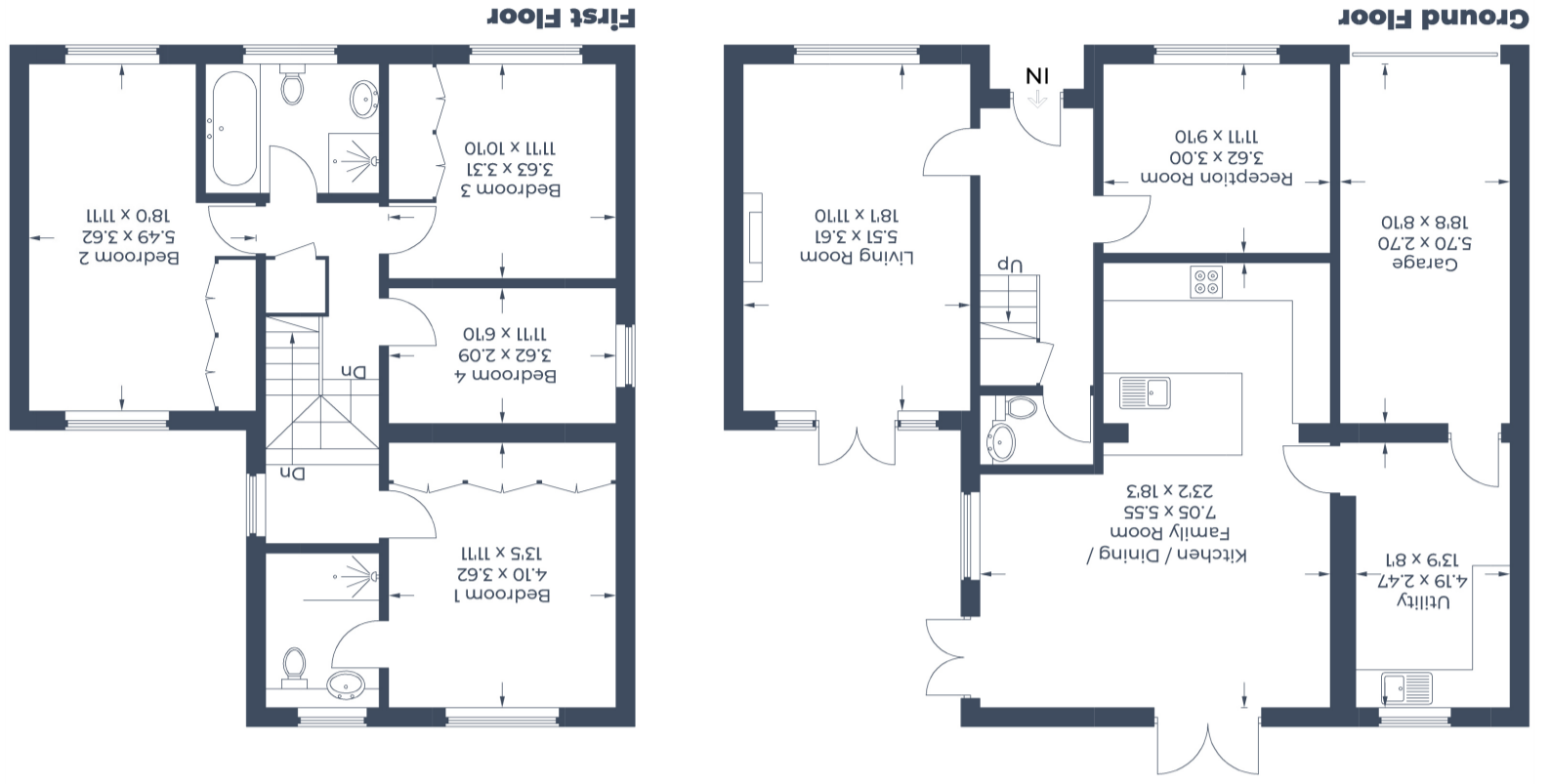


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy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

Illustration for identification purposes only, measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for John Nash



Approximate Gross Internal Area  
 Ground Floor = 105.6 sq m / 1,136 sq ft (including Garage)  
 First Floor = 77.2 sq m / 831 sq ft  
 Total = 182.8 sq m / 1,967 sq ft

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82+)
	B (61-81)
	C (49-60)
	D (39-48)
	E (29-54)
	F (13-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	68

England, Scotland & Wales  
 EPC 2008/1/EC



Hawthorns | Beech Grove | Amersham | Buckinghamshire | HP7 0AZ

£1,200,000

JOHN NASH & CO.

Four Bedroom Detached Home | Open Plan Kitchen/Dining/Family Room | Pretty and Private South Facing Rear Garden | Quiet Private Road | Walking Distance of Dr Challoner's Grammar School and the Train Station | No Onward Chain



A highly desirable four bedroom family home that is set within a quiet private road between Old and New Amersham to access all the wide ranging town amenities. It is a few minutes walk to reach the 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 activities for the whole community. NO ONWARD CHAIN

### The Property

Hawthorns is a sizeable family home offering nearly 2000 sq ft of accommodation. It has a welcoming feel as you enter the front hall with a spacious living room to your right featuring a cosy log burner and double doors opening onto a pretty raised wooden deck overlooking the garden. To the left of the entrance is a spacious study or potential formal dining room and all of these rooms have striking original parquet flooring. The heart of the home opens up into a fabulous open plan kitchen, ideal for modern family life and entertaining, with a feature breakfast bar and plenty of kitchen storage cabinets. The entire space is roomy and bright to accommodate a dining area along with a family room and both spaces enjoy double doors leading to the garden. There is a large utility room with space for a free standing fridge/freezer, clothes washing and drying machines and access to the garage along with a ground floor cloakroom. The first floor features a master bedroom with a full wall length of wardrobe cupboards along with a modern en suite shower room. There are 3 further spacious double bedrooms, two with built in wardrobe cupboards and a family bathroom with separate bath and shower.



### Outside

The front of the property is approached over a brick paviour driveway with ample space for at least 4 cars and is surrounded by privacy hedging and attractive landscaping. A side gate leads to the south facing rear garden which is a delight for enjoying with family and friends offering ample entertaining and play spaces for everyone. There is a raised wooden deck with space for garden furniture and stairs lead to a good size level lawn with stairs then leading to another level area with a stone patio and raised planting beds. The end of the garden is a lovely natural space and houses a garden store shed and a gate leading to the rear footpath providing easy access to the station.

### The Accommodation Consists of:

- Entrance Hall
- Living Room
- Open Plan Kitchen/Dining/Family Room
- Reception Room
- Utility Room
- Cloakroom
- Master Bedroom with En Suite Shower Room
- 3 Double Bedrooms
- Bathroom with Separate Shower
- Garage

### Terms

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

There is a residents association for Beech Grove to care for the road at a fee of £100 per year. The road is very well maintained, resurfaced in December 2017, and these fees cover the maintenance along with insurance.

### Location

Beech Grove 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.

