vent 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 opinio nt same basis as these Particulars.

JOHN NASH & CO.

Particulars.

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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquires with a view to taking up negotiations but they are ultimished on interpret the 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 Wash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

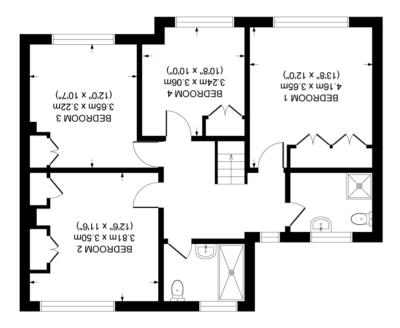
01494 725005 www.john-nash.co.uk admin@john-nash.co.uk John Nash & Co

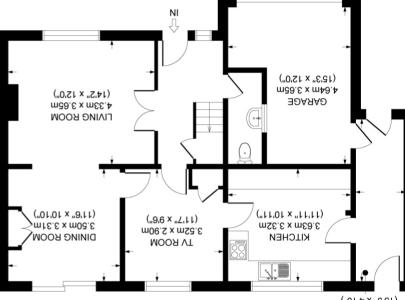
All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

77 WESTWOOD DRIVE, LITTLE CHALFONT, HP6 6RR

APPROX, GROSS INTERNAL FLOOR AREA 1677 SQ FT / 156 SQ M INCL. GARAGE
FLOOR A

FIRST FLOOR GROSS INTERNAL FLOOR AREA 780 SQ FT GROUND FLOOR GROSS INTERNAL FLOOR AREA 897 SQ FT





3AOT2/YILTU me4.1 x me7.4 ("01'4 x "e'31)







77 Westwood Drive | Amersham | Buckinghamshire | HP6 6RR

£830,000

JOHN NASH & CO.







Presenting a four bedroom semi detached home situated in a highly sought-after area of Little Chalfont. With a good size westerly facing garden, this property is brimming with potential for modernisation and extension, offering an exceptional canvas to create and tailor this property to your own individual requirements and taste. An opportunity not to be missed as being sold with No Onward Chain.

The Property:

Ground Floor

The ground floor features a welcoming entrance hall leading to a spacious living room with an electric fireplace and then extends further into the dining area with sliding patio doors leading onto the garden patio. A bonus room, currently used as a TV room sits nicely between the kitchen and the dining room and would be ideal for opening up and creating a contemporary open plan kitchen/dining/family room. The kitchen currently provides terrific counter space for the avid chef, is fitted with cabinetry and appliances and has a wonderful view of the back garden from the large kitchen window. A door leads from the kitchen to a side utility which then provides access to both the front and rear garden and the garage. Finally just off the front entrance is the practical cloakroom.

First Floor

The sizeable landing leads to four well-proportioned, double bedrooms offering excellent wardrobe storage. Both bathrooms are updated with the family bathroom offering a walk-in shower and the other being a shower cubicle with glass sliding doors. The loft gives further storage space to the property and comes with a drop down ladder.

The Accommodation Consists of:

Entrance Hall
Cloakroom
Living Room
Dining Room
TV Room
Kitchen
Utility Room
Four Double Bedrooms
Family Bathroom
Shower Room
Integrated Garage

Outside

The front and rear gardens are a real feature of 77 Westwood Drive, both being mature gardens with well stocked plants and flowers and beautifully maintained. To the front of the property there is an area of lawn, off street parking for 2/3 vehicles and access to the integral garage. The attractive rear garden is perfect for outdoor entertaining, children's play and for future extensions.

Location

Westwood Drive is a very sought after location as it offers a most convenient yet quiet location for access to all the village amenities including easy walking distance to the train station, village shops and services and local schools including Dr Challoner's High School. Nearby Amersham also offers excellent amenities, another train station and a newly completed Leisure Centre for the community with gym and pool.

Council Tax Band F £3,295.84 2025/2025 Rates







