



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



London Road West
Amersham
Buckinghamshire.
HP7 0EZ

Situated in the heart of Amersham Old Town, this character individual detached Victorian property offers versatile family accommodation with excellent potential for further extension and development subject to planning.

The property benefits from: Entrance Porch * Additional Entrance with Hallway * Cloakroom * Sitting Room * Dining Room * Family Room * Study * Kitchen/Breakfast Room * Three Bedrooms * New Family Bathroom * Wet Room * Gated Entrance * Enclosed Garden and Driveway for Several Cars * Council Tax Band E * EPC D.



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Situated within a short walk of the picturesque old town, there is a good choice of shops, public houses and restaurants, a museum displaying the local history and a 13th-century parish church. There is an excellent choice of highly regarded schools for all ages. Within a mile away, Amersham new town station offers both Metropolitan and Chiltern services.

The Property is approached through double gates with driveway parking for several cars. The totally enclosed garden is predominantly laid to lawn with post rail fencing and five bar gate vehicle access available to the rear via South Bucks Way which in turn leads onto London Road West. On entering the property through the porch, the kitchen/breakfast offers a range of fitted units with central island and integrated appliances which include dishwasher, oven and hob.

The adjacent dining room offers a dual aspect and continues into the second entrance hall with cloakroom. The family aspects the front of the property and has a door leading to the study which also has a small utility area with plumbing for washing machine. The sitting room offers a triple aspect with French doors opening onto the garden. This room also lends itself to become the main bedroom having an en-suite wet room facility. The ground floor double bedroom offers a front aspect

Stairs lead from the kitchen up to the first-floor landing which has an airing cupboard with lagged tank. There are two bedrooms both with fitted wardrobes and a modern bathroom suite.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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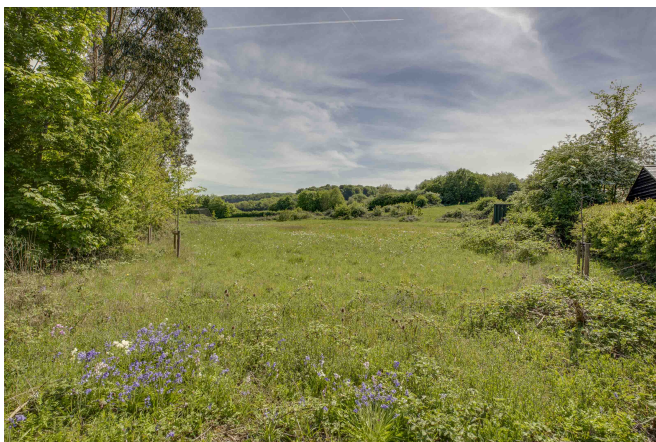
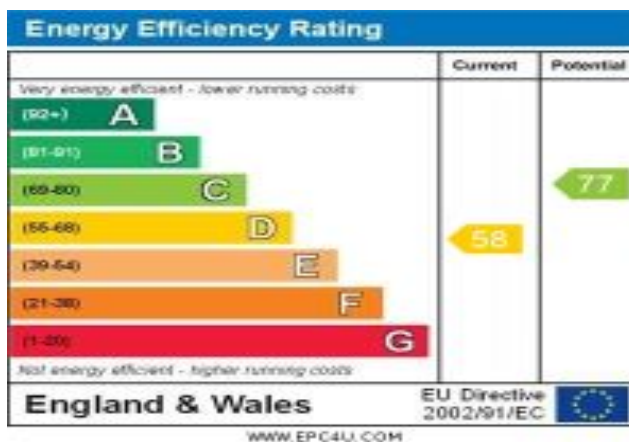


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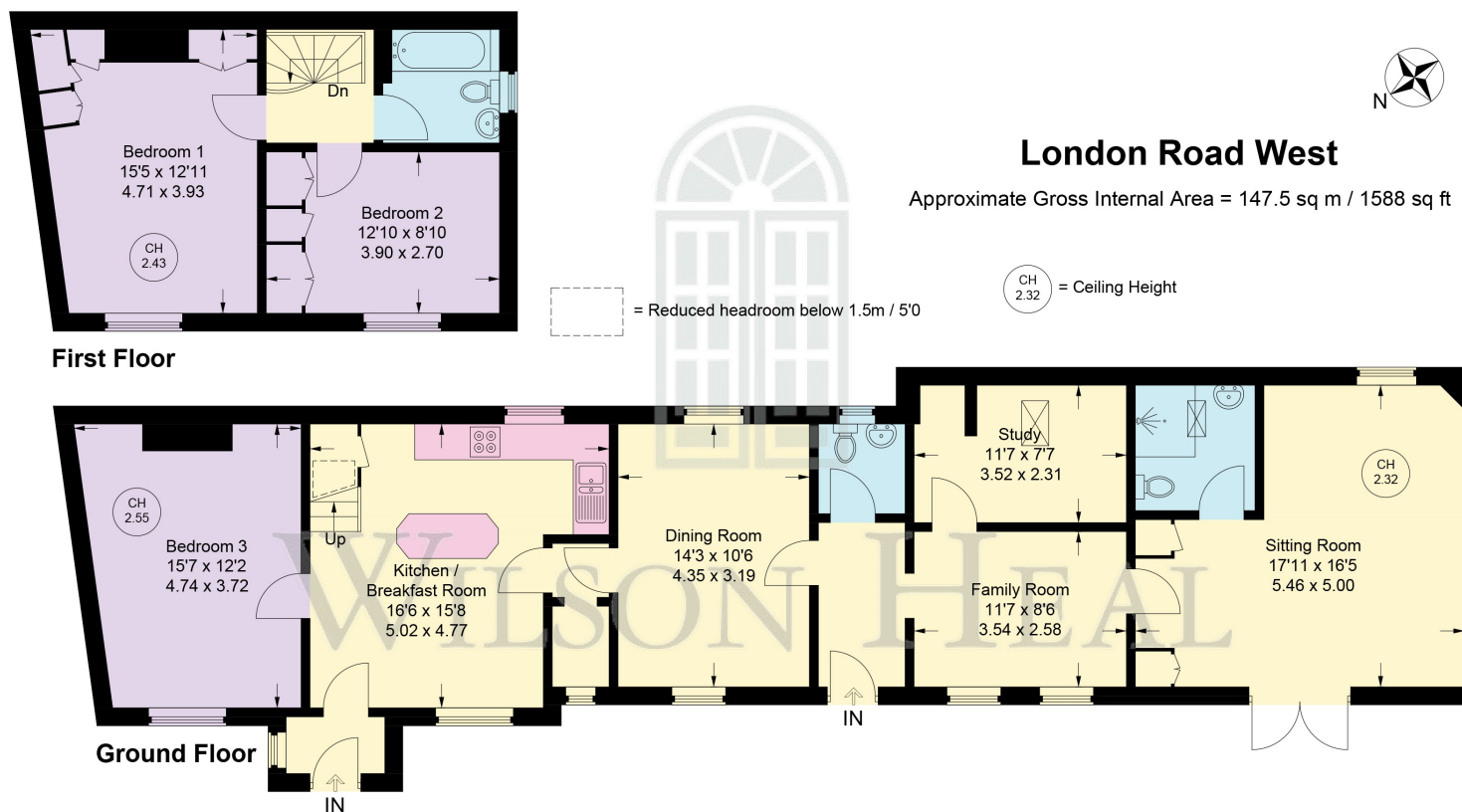




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Floor Plan produced for Wilson Heal by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.