



Elm Close, Amersham
Buckinghamshire, HP6



Beyond your expectations

Situated in a most desirable location...

Hamptons International

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Sales. 01494 216002

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www.hamptons.co.uk

4 Bedrooms | Family Bathroom | Shower Room | Open Plan Kitchen & Dining Area | Sitting Room | Study | Conservatory | Southerly Aspect Gardens | Large Workshop & Office | Driveway Parking

Guide Price £950,000 Freehold

Description

A most attractive semi detached home, presented in good decorative order, enjoying an enviable position within the heart of this private estate. The internal accommodation is both light and spacious, comprising an entrance hall to the front, including a study and a delightful sitting room.

Sliding patio doors open into a large conservatory on an attractive tiled floor and incorporating a practical utilities cupboard to one side. This room also affords the benefit of French doors that open out onto the southerly aspect gardens.

The kitchen is a real feature with its traditional styling and ergonomic layout with plenty of working surfaces, which incorporates a full size dining area with a corner bench seat.

Completing the ground floor accommodation is a well appointed shower and cloakroom.

Situated on the first floor are four good size bedrooms with the master and guest room affording built in wardrobes. Servicing the bedrooms is a three piece family bathroom suite.

Outside

The property is approached to the front via a gravel driveway, providing off street parking for several vehicles, bounded by mature hedging. The rear gardens enjoy a delightful southerly aspect and a high degree of seclusion. Whilst predominantly laid to lawn, there are a number of additional features including an ornate pond with rockery, well stocked flowerbeds and shrubs and a

raised terrace to one side that provides an ideal area for outdoor entertaining. Beyond the formal garden an enclosed kitchen garden and an impressive workshop and home office. Additional off road parking can be found at the rear of the plot set behind wooden gates and accessed via Chiltern Avenue.

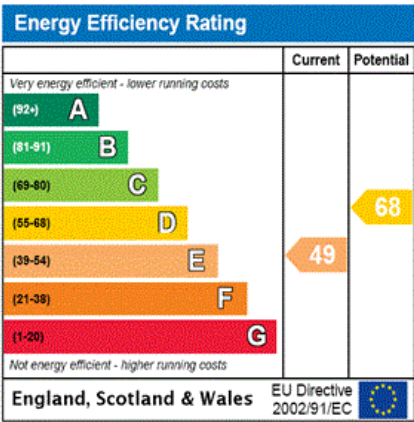
Location

Elm Close is a Conservation Area in the sought after convenient location of Amersham-on-the-Hill.

The Metropolitan and Chiltern line station is within several hundreds yards of the property, providing frequent services to Aldgate and Marylebone (journey times available via tfl.gov.uk and chilternrailways.co.uk).

There are also a variety of local and chain stores including an ironmongers, clothes stores, Coffee Houses, Post Office, a M&S Simply Food and a Little Waitrose. Leisure amenities include a community indoor swimming pool and gym, Hervines Park and King George V Fields. Buckinghamshire is renowned for its excellent schooling for both state and private education; Dr Challoners Grammar (Boys), Dr Challoners High (Girls), Chestnut Lane & Elangeni schools (infant & junior) and the Beacon and Heatherton House (Private). Further details of which can be gained from the Local Authority: www.chiltern.gov.uk.

For background information, rules and guidance notes on Elm Close, details are available via: www.elmclose.co.uk

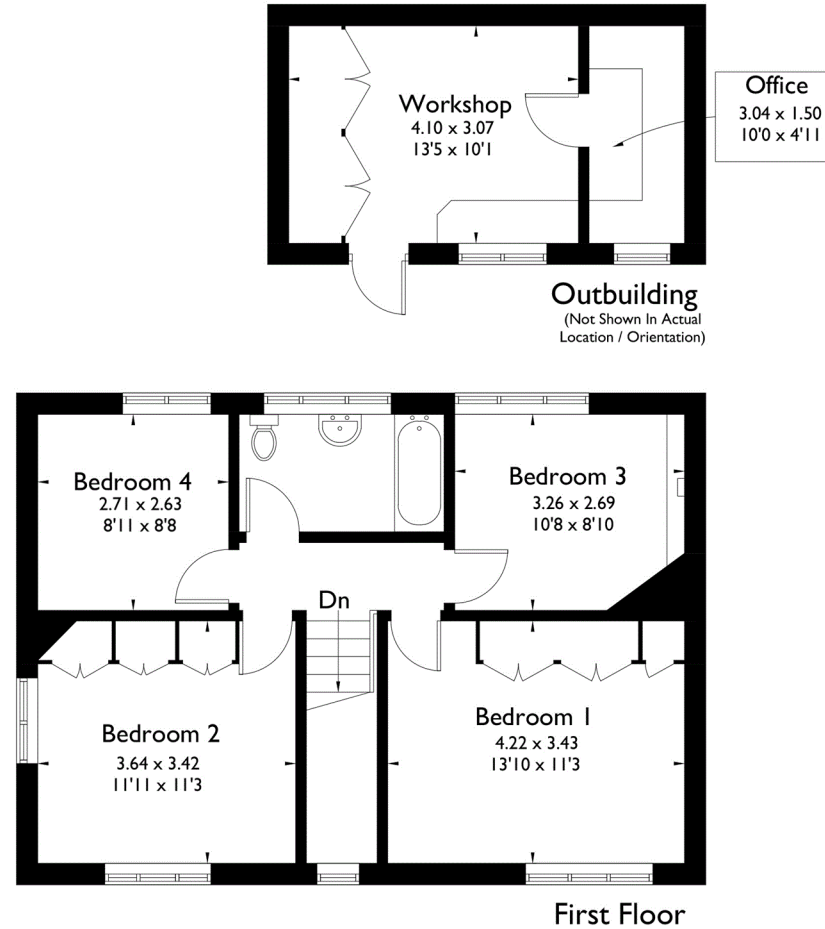
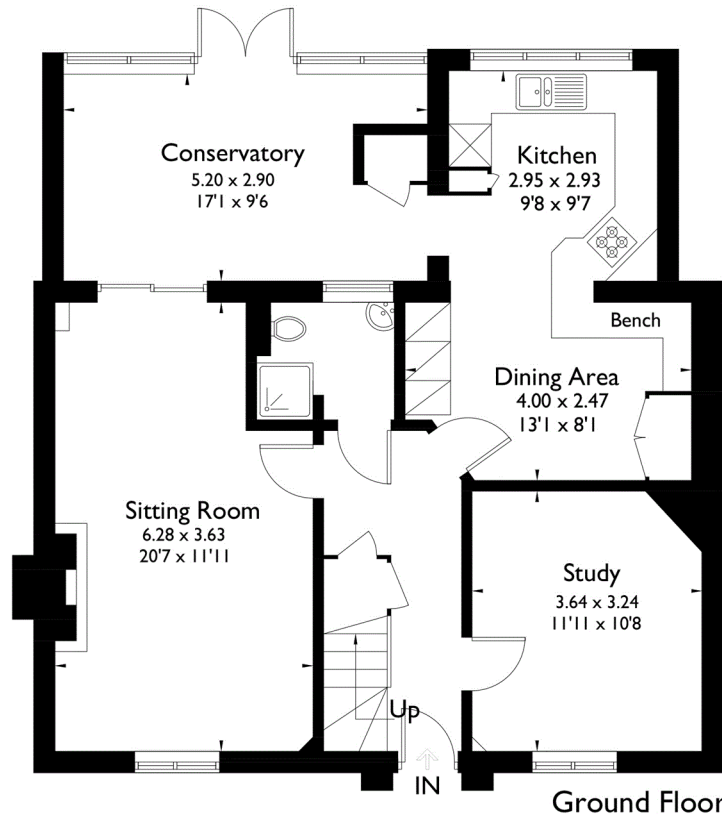


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Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
 Outbuilding = 17.1 sq m / 184 sq ft
 Total = 159.1 sq m / 1712 sq ft



Floorplanz © 2016
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 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

