



High Street, Amersham
Buckinghamshire, HP7

HAMPTONS
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Beyond your expectations

A beautifully presented three storey cottage.

Hamptons International

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www.hamptons.co.uk

Three Storey Cottage | Dining Room | Kitchen | Sitting Room | Downstairs WC | Utility Room | Master Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Garden.

Fixed Price £850,000 Freehold

Description

A beautifully presented Grade II listed three storey cottage which has been extensively renovated and refurbished to provide contemporary accommodation throughout. The property is approached to the front via an oak floored dining hall with a large open fireplace with wood burner, brick hearth, exposed beams and timbers, fitted book shelves and built in storage cupboards. Beyond the dining area a door leads to a well planned kitchen fitted with a range of white fronted base, wall and drawer units, granite work surfaces incorporating stainless steel single bowl sink unit with mixer tap, ceramic hob with stainless steel extractor hood above and glass splash back, integrated electric double oven plus microwave, integrated fridge freezer, integrated dishwasher, breakfast bar, under stairs storage cupboard and tiled flooring. Leading on from the kitchen is the living room which is bright and airy with a vaulted ceiling, double glazed Velux roof, tiled floor and French doors providing access to the rear garden. A utility room with fitted base and wall cupboards, granite work tops, space and plumbing for automatic washing machine, tiled floor and cloakroom with low level WC and wash hand basin can be found located off the lounge.

Two bedrooms lead from the first floor landing which also provides for staircase access to the second floor. The master bedroom features an open fireplace with wooden mantel, exposed timbers and tiled brick hearth, built in dressing table and a range of built in wardrobes with storage over. There is an en suite walk in shower cubicle

with glass shower screen, wash hand basin with vanity unit below, concealed flush WC, chrome heated towel rail and tiled floor. Bedroom two, currently used as a dressing room, has a range of built in wardrobes with storage over and lovely views over Mill Meadow to the rear. Situated on the second floor a delightful room featuring a claw foot bath with mixer taps and hand shower, wash hand basin with vanity cupboard below, concealed flush WC and LED down light, exposed timbers and beams, and door way to bedroom three fitted with a range of built in wardrobes, exposed timbers and beams.

Outside

The garden is paved and enclosed on both sides by wooden panel fencing and there are a number of flower beds raised behind wooden sleepers. Timber garden shed, automatic watering system and garden lights. There is gated access to the rear where there is a further deck with a seat plus a bridge with a further pedestrian gate leading out onto Mill Meadow.



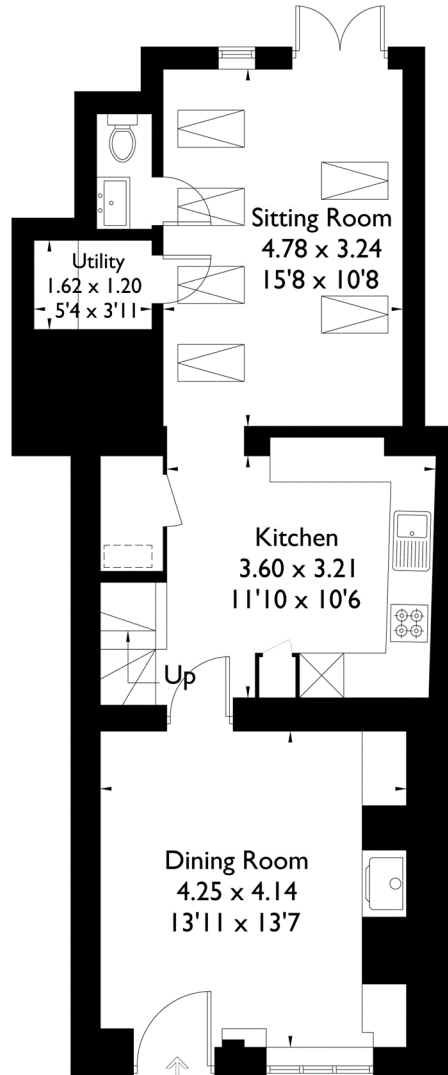
High Street, Amersham

Approximate Gross Internal Area
120.3 sq m / 1295 sq ft

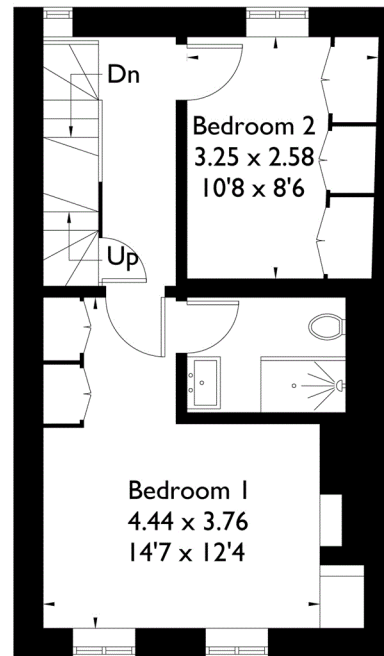


Floorplanz © 2017
0203 9056099 Ref: 195655
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

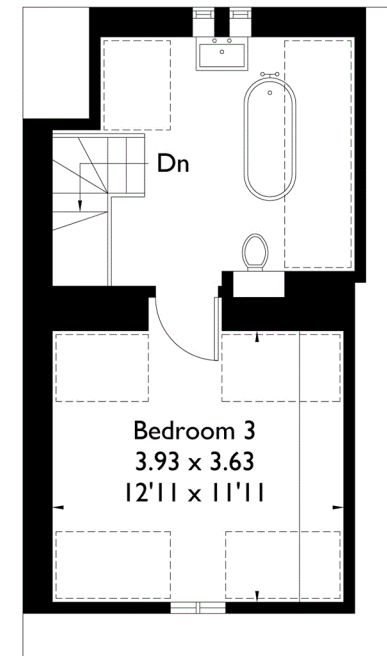
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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.

