Scholars Way, Amersham, Buckinghamshire, HP6 6UW
Guide Price £475,000









A well-presented two double bedroom home with driveway parking situated in this sought after development approximately a mile from the station and amenities of Amersham yet conveniently located for nearby countryside walks. Ideal for a first-time buyer, discerning downsizer, or buy-to-let investor, the bright and airy property offers modern accommodation comprising: entrance vestibule, cloakroom, 16ft sitting room with bay window, 14ft kitchen dining room, two double bedrooms with fitted wardrobes and a stylish family bathroom. Subject to the relevant consents, the property offers potential to extend to the rear. Externally, the property benefits from two allocated parking spaces to the front and an enclosed south east facing garden to the rear which is mainly laid to lawn with a timber shed. There is also gated access at the back of the garden along with a patio area, ideal for alfresco dining and outdoor entertaining.
EPC Rating: D

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The Property Ombudsman

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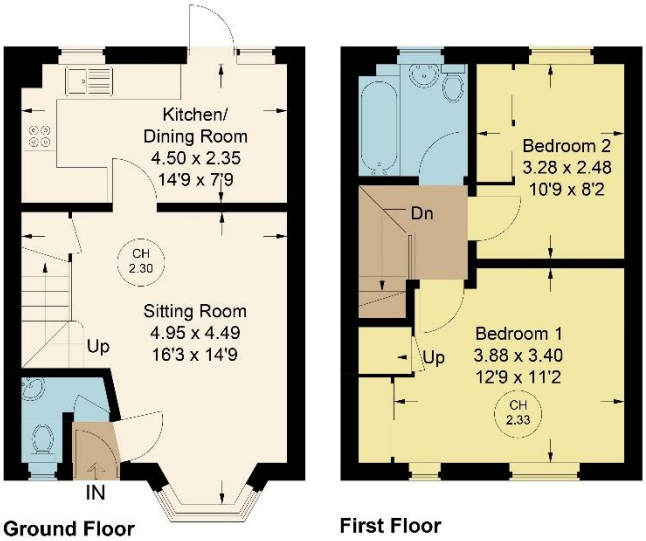












Floor Plan produced for Hunters by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions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

40 Scholars Way, Amersham

Approximate Gross Internal Area
Ground Floor = 31.5 sq m / 339 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 61.9 sq m / 666 sq ft

CH 2.30 = Ceiling Height

N

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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