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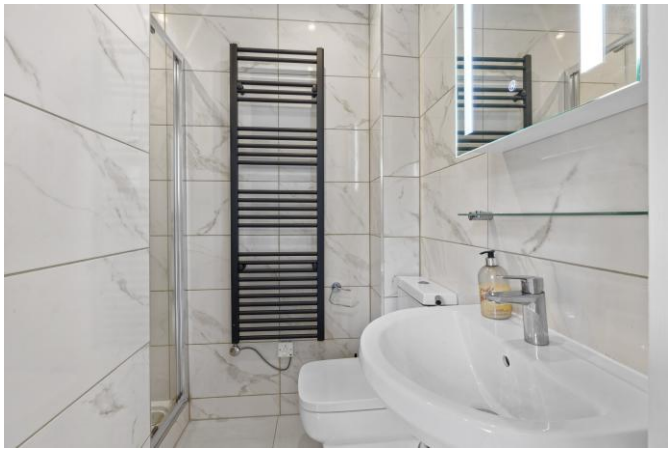
25 Devonshire Close, Amersham, Buckinghamshire, HP6 5JG

Guide Price £650,000



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A very well presented three double bedroom family home being sold with the benefit of no onward chain, dual air conditioning, a fabulous 14ft detached home office in the landscaped southerly facing rear garden, and a single garage in block with off road parking in front. Ideally positioned in this highly desirable cul-de-sac within striking distance of the town centre, station, and in close proximity of some of Amersham's finest schools including Chestnut Lane, Elangeni, and Dr Challoner's Grammar, this modern property has been extensively remodelled with Building Control approval by the current owners to a high standard perfect for today's lifestyle of open plan living. The bright and airy accommodation comprises: porch, entrance hall, ground floor shower room, 19ft sitting dining room with double doors to the garden, refitted kitchen, three double bedrooms all with high quality wardrobes, an additional mezzanine level with skylight which could be used as a study area, and a generous family shower room incorporating a utility area. The first floor landing provides access to the loft which is boarded with a light and retractable ladder providing additional storage for the growing family. Externally, there is a lawned front garden with pathway and brick paved area with bin store. To the rear, there is a generous patio, area of lawn, with shrubs, bushes and path leading to a detached outbuilding with power, light, and internet connectivity suitable for a home office, studio, gym, etc. CHAIN FREE. EPC Rating: C

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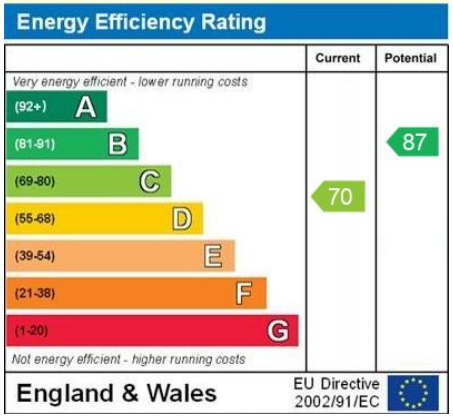
Approximate Gross Internal Area
Ground Floor = 48.3 sq m / 520 sq ft
First Floor = 48.0 sq m / 517 sq ft
Mezzanine = 3.0 sq m / 32 sq ft
Garage / Home Office / Store = 22.8 sq m / 245 sq ft
Total = 122.1 sq m / 1314 sq ft

Floor Plan produced for Hunters by Media Arcade Ltd ©.
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.

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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