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11 Mortens Wood, Amersham, Buckinghamshire, HP7 9EQ
Guide Price £800,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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An extended four-bedroom semi-detached family home with solar panels, and a generous south facing garden with delightful views to the rear ideally positioned approximately a mile from the station and shops of Amersham, in close proximity of highly regarded local schools to include Dr Challoner's Grammar and Amersham School. Offering further potential to extend and remodel, subject to the relevant consents, this well presented bright and airy property provides good family accommodation comprising: porch, entrance hall, sitting room with feature fireplace, separate dining room with double doors to the garden, fitted kitchen, utility, and study. The first floor provides a principle bedroom with ensuite shower room, three further bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front and gated side access leads to the south facing rear garden measuring in excess of 100ft in length which is mainly laid to lawn with trees, flowers, shrubs and bushes to borders. There is also a pond, and a decked area with an electric awning providing an ideal space for alfresco dining and outdoor entertaining. To the rear of the garden is a 16ft detached outbuilding with power and light, which could be suitable for a variety of uses including home office/studio/gym/workshop, etc. CHAIN FREE. EPC Rating: B



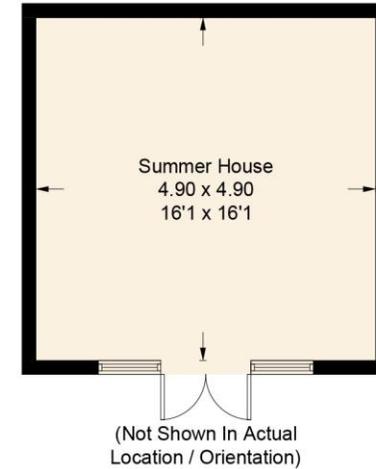
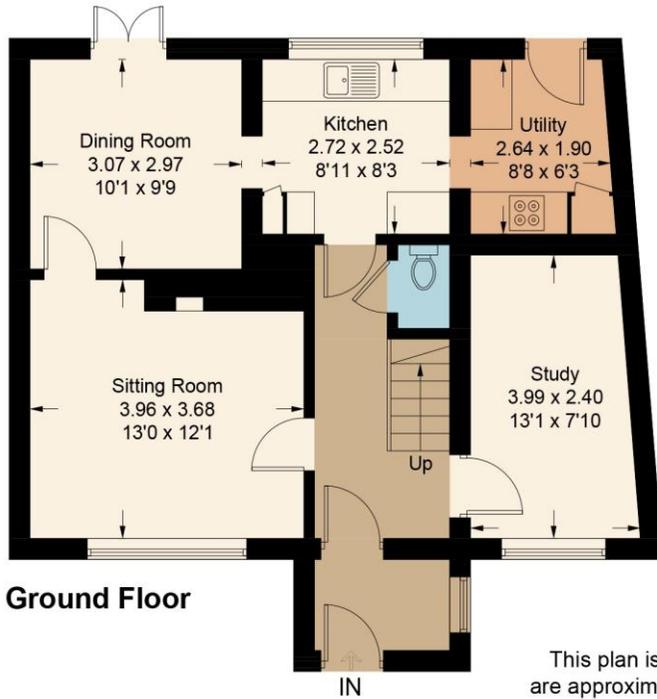
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Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Summer House = 24.0 sq m / 258 sq ft
 Total = 144.3 sq m / 1,553 sq ft



MATERIAL INFORMATION
 TENURE: FREEHOLD
 COUNCIL TAX: BAND E

Rear Garden
 31.39 x 9.14
 103'0 x 30'0



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

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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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