

HUNTERS®

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First Avenue, Amersham, Buckinghamshire, HP7 9BJ Guide Price £750,000

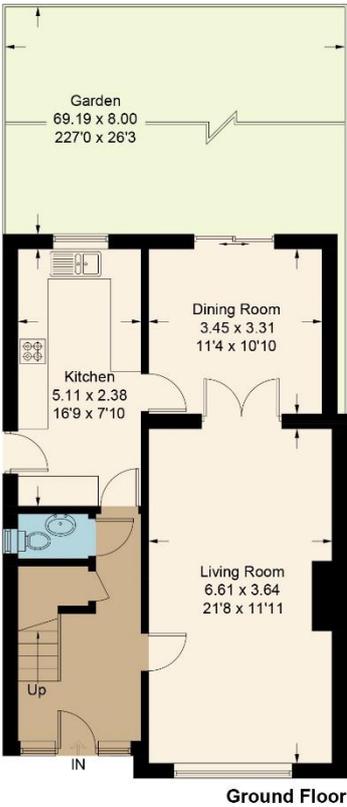


An extended three-bedroom semi-detached family home offering potential to extend further, subject to the relevant consents. Benefitting from no onward chain, the bright and airy property is conveniently situated for the amenities of both Amersham on the Hill and Old Amersham, within a mile of the station and in close proximity of highly regarded local schooling to include St. Mary's C of E Primary and Dr Challoner's Grammar Schools. Accommodation comprises: entrance hall, 21ft sitting room open to a dining room with sliding doors to the garden, fitted kitchen, ground floor cloakroom, three bedrooms, refitted shower room and a separate WC. Externally to the front, the property benefits from driveway parking for a number of vehicles. The mature rear garden which measures in excess of 200ft is a particular feature of the property with different sections including lawned areas with bushes, shrubs, hedges and flowers to borders with steps leading to the rear providing a shed and glass greenhouse with a compost area beyond. There is also a block paved patio providing an ideal area for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: D

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18 First Avenue

Approximate Gross Internal Area
 Ground Floor = 63.0 sq m / 678 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Total = 104.9 sq m / 1,129 sq ft



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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TENURE – FREEHOLD
 COUNCIL TAX – BAND E

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