

Piggotts Orchard, Old Amersham, Buckinghamshire, HP7 0JG

Guide Price £595,000



An extended three double bedroom semi-detached family home in a cul-de-sac location ideally situated for the amenities of Old Amersham with its plethora of shops, restaurants, and boutiques. The well-presented property is approximately a mile from the station and shops of Amersham on the Hill and is within close proximity of highly regarded local schooling to include St. Marys C of E Primary and Dr Challoner's Grammar Schools. Benefitting from no onward chain, the property provides bright and airy accommodation comprising: entrance hall, 16ft sitting room with double doors to a conservatory dining room, an attractive refitted kitchen breakfast room, utility, three double bedrooms and a large ground floor family bathroom. Externally, the property benefits from driveway parking for several vehicles to the front and a generous garden to the rear which is mainly laid to lawn with shrubs, bushes, fencing and hedges to borders. There are two sheds and a composting area along with a patio providing space for a range of garden furniture, alfresco dining and outdoor entertaining. CHAIN FREE.

EPC Rating: C

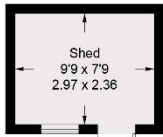
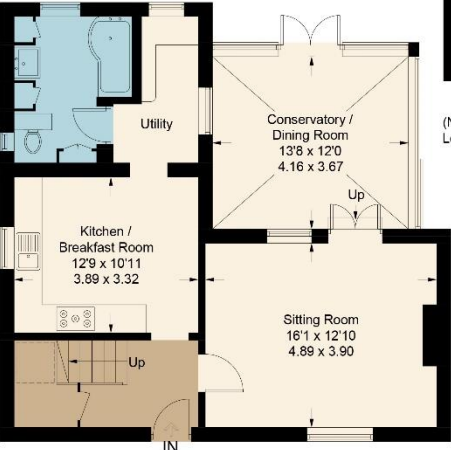
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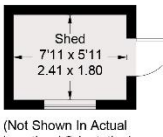
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= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



15 Piggotts Orchard

Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Sheds = 11.2 sq m / 120 sq ft
 Total = 123.1 sq m / 1,325 sq ft

MATERIAL INFORMATION

COUNCIL TAX:
Band D

TENURE:
Freehold

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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