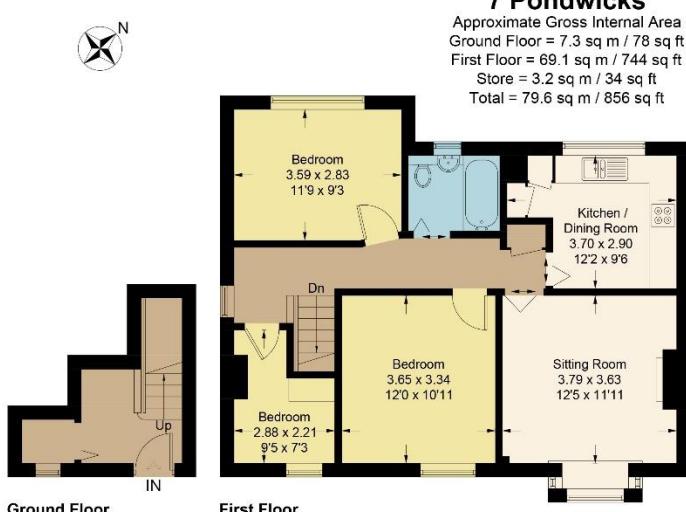


Pondwicks, Old Amersham, Buckinghamshire, HP7 0ER

Guide Price £375,000

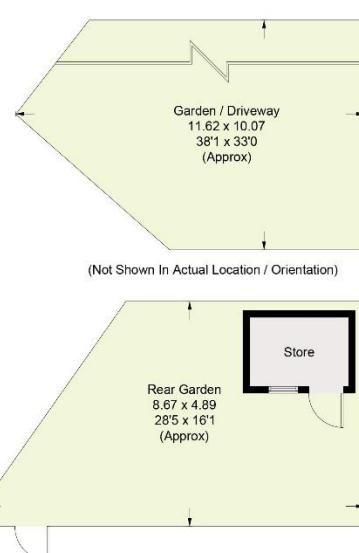


A rare opportunity to purchase a well presented two/three bedroom maisonette with its own parking and private garden ideally situated close to Barn Meadow and the amenities of Old Amersham with its plethora of shops, restaurants, and boutiques. The property is also less than a mile from the station and 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. With the benefit of no onward chain, this delightful property provides bright and airy accommodation comprising: a generous entrance hall with storage cupboard and stairs leading to the first floor, sitting room with feature fireplace, an attractive refitted kitchen dining room with integrated appliances, family bathroom, two double bedrooms and a small third bedroom/study. Further benefits include double glazing and a gas central heating system. Externally, the property benefits from two separate enclosed private gardens. One with off road parking and the remainder laid to lawn and the second being a low maintenance garden laid to patio with a timber shed. CHAIN FREE. EPC Rating: C



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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(Not Shown In Actual Location / Orientation)

MATERIAL INFORMATION

COUNCIL TAX:
 Band C

TENURE:
 Leasehold

LEASE: 125 Years
 from 24th May 2004

GROUND RENT:
 £10 pa

SERVICE CHARGES:
 None currently

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