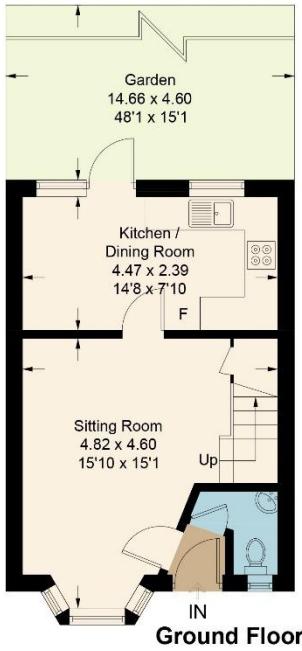


Rowan Place, Amersham, Buckinghamshire, HP6 6UR Guide Price £475,000

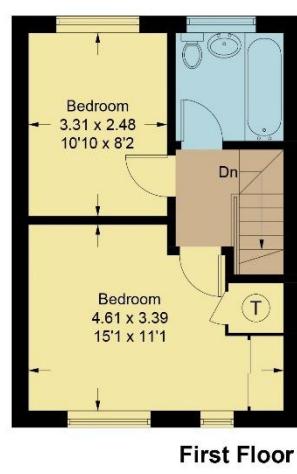


A well-presented two double bedroom home with driveway parking situated in this sought after development approximately a mile from the station and amenities of Amersham yet conveniently located for nearby countryside walks, being sold with the benefit of no onward chain. Ideal for a first-time buyer, discerning downsizer, or buy-to-let investor, the bright and airy property offers modern accommodation comprising: entrance vestibule, cloakroom, 15ft sitting room with bay window, 14ft kitchen dining room, two double bedrooms and a stylish family bathroom. Subject to the relevant consents, the property offers potential to extend to the rear. Externally, the property benefits from driveway parking and an additional allocated parking space, a small garden to the front and an enclosed garden to the rear which is mainly laid to lawn with a timber shed. There is also gated access at the back of the garden along with a generous patio, ideal for alfresco dining and outdoor entertaining. 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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4 Rowan Place

Approximate Gross Internal Area

Ground Floor = 32.4 sq m / 349 sq ft

First Floor = 31.3 sq m / 337 sq ft

Total = 63.7 sq m / 686 sq ft



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E