

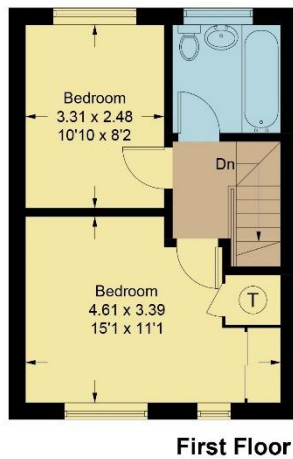
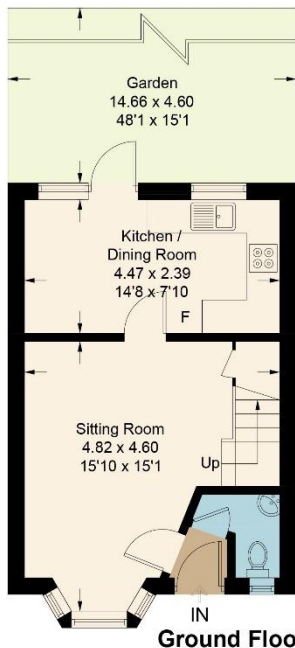
Rowan Place, Amersham, Buckinghamshire, HP6 6UR Guide Price £475,000



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

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com



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.
© CJ Property Marketing Ltd Produced for Hunters

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



Parking Space 2

(Not Shown In Actual Location / Orientation)

Parking Space 1

(Not Shown In Actual Location / Orientation)

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.