



High Street, Amersham, Buckinghamshire, HP7

£695,000 Freehold



**Entrance Hall • Lounge/Dining room • Kitchen • 2
Bedrooms • Study • Bathroom • Garage & Garden •
EPC rating= E**

160A is a pretty Victorian property within a row, forming an attractive street scene at the westerly end of the picturesque high street.

The property is now in need of some updating and offers a wonderful opportunity to provide a modern twist to this characterful property.

Providing deceptive accommodation offers a large reception room with dining area leading onto the spacious lounge overlooking the south facing garden beyond .

To the front of the property you have a fitted kitchen which overlooks the pretty cottage garden to the front of the house. Upstairs there are two double bedrooms and a smaller single room which makes an ideal study. There is a good sized family bathroom.

The property is set well back from the road with a long front garden, whilst the rear garden extends out from a patio to lawn with well stocked flower beds . The extended garden includes land leased under licence from Shardeloes Estate where the single garage and parking are sited.

Tenure

Freehold

Local Authority

Chiltern District Council

Energy Performance

EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Amersham Office.

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Gross Internal Area 1049 sq ft 97.5 sq m

Garage 145 sq ft 13.5 sq m

Total - 1194 sq ft 111.0 sq m



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Approximate Area = 97.5 sq m / 1049 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 111.0 sq m / 1194 sq ft

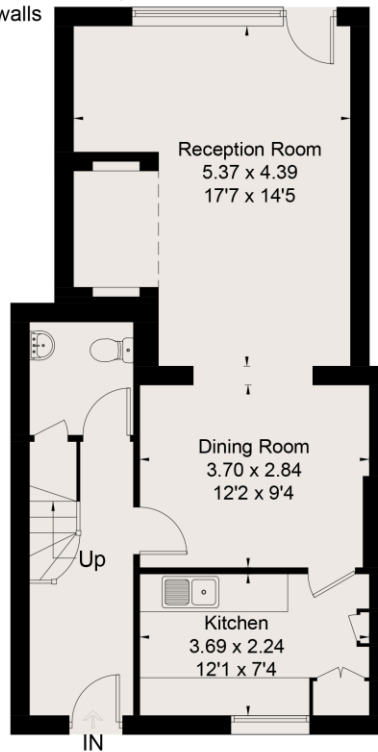
Including Limited Use Area (3 sq m / 32 sq ft)

For identification only. Not to scale.

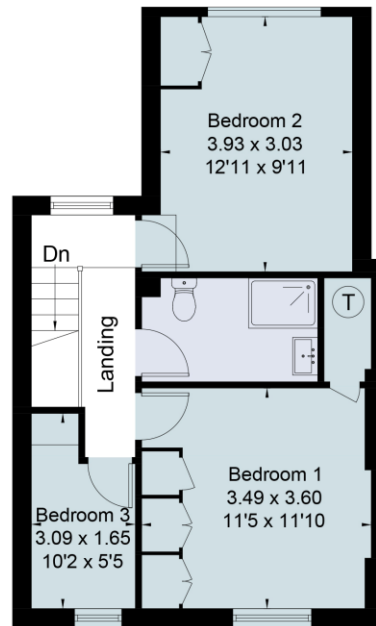
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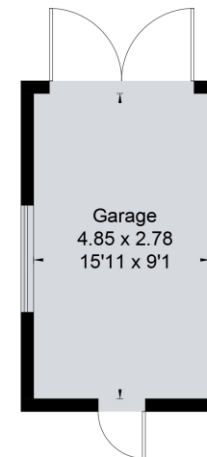
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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