



## Individual detached house at top of cul de sac

**Little Gamlyn, 5 Gayton Close, Amersham, Buckinghamshire, HP6 6DW**

£695,000 Freehold





Hall • Cloakroom • Lounge • Kitchen/Dining room • Study  
• 3 Bedrooms • 2 Bath/Shower rooms • Garage • Garden  
• EPC = C

### Description

Little Gamlyn is a detached family home set in a quiet cul-de-sac in leafy Chesham Bois.

On the ground floor you enter the house into a tiled hall way. The study and lounge have wooden flooring and are to the front of the property. With kitchen/dining room across the back of the house with doors out onto the garden beyond.

The kitchen has a full range of integrated appliances including fridge/freezer, dishwasher, wine cooler and microwave with tiled flooring with underfloor heating.

Upstairs there are three bedrooms two with fitted wardrobes. The master bedroom has an ensuite shower room. The remaining two bedrooms are serviced by the fully tiled family bathroom.

The property has a single garage with an electrically operated door. It can also be accessed from the kitchen and the garden. There is also off street parking for two further cars.

The garden has an elevated sun terrace which benefits from the afternoon sun. The garden has a greenhouse and garden shed with side access to the front of the house.

### Situation

Located on the edge of Amersham in the popular are Chesham Bois.

Amersham on the Hill with its multiple shopping facilities and amenities together with the Metropolitan/Chiltern Line station offering a London commuter service to Baker Street/Marylebone respectively a mile away.

The area is renowned for its schools including Dr Challoner's Grammar School for boys in Amersham and Challoner's High School for girls in nearby Little Chalfont.

### Local Authority

Chiltern District Council

### Energy Performance

Energy Performance Certificate is available upon request

### Viewing

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







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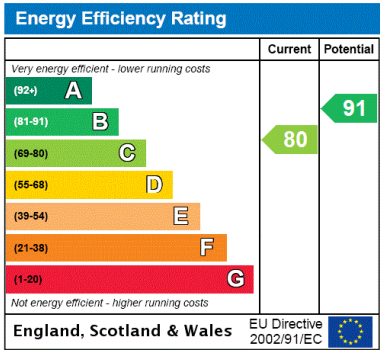
Gross Internal Area: 1238 sq. ft, 115 m²

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APPROX. GROSS INTERNAL FLOOR AREA 1238 SQ FT / 115 SQ M. INC. GARAGE



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