



WELL PRESENTED DETACHED FAMILY HOUSE

LITTLE COMPTON, LONDON ROAD EAST, AMERSHAM, BUCKINGHAMSHIRE, HP7 9DL

Freehold



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Hall ♦ cloakroom ♦ lounge ♦ TV room
♦ kitchen/breakfast/dining room ♦ utility
room ♦ 4 bedrooms ♦ bathroom ♦ gardens
♦ EPC Rating D

Description

A well presented four bedroom detached property set well back in a slightly elevated position with lovely views across the Misbourne Valley.

The family sized layout has a spacious double aspect lounge with a feature marble fireplace and a separate TV room, both with doors opening on to the patio, as has the kitchen. A particular feature is the large open plan kitchen with plenty of space for both formal and informal family dining. The kitchen area is fitted with an extensive range of units with a matching breakfast bar island and an attractive brick recess with space for a range cooker.



Upstairs there are a total of four good sized bedrooms served by the well-appointed family bathroom.

The property is approached via a five bar gate and a long driveway leading to a parking and turning area in front of the house. The well established rear garden has a delightful walled patio and outside barbeque with pergola for al fresco entertaining. The remainder is mainly lawn with mature shrubs and trees to the boundaries.

Situation

The property is located on London Road A413 just behind the Bramble Lane bus stop. The road links Amersham Old Town pass Chalfont St Giles and Chalfont St Peter to the M40/M25 junction at Denham, about 8 miles away.

Amersham Old Town with its historic high street of period buildings, boutique shops, restaurants and coaching inns together with a Tesco's Superstore is about a mile away. The Metropolitan/Chiltern Line station offering a regular London commuter service to Baker Street/Marylebone respectively is located in Amersham on the Hill about 1½ miles away.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Agents Note

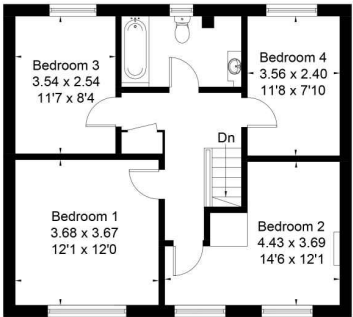
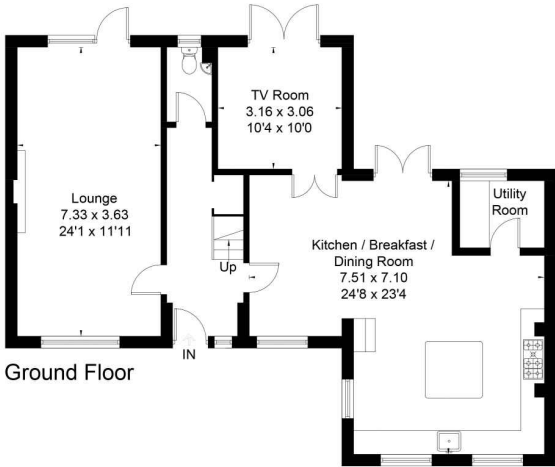
We wish to inform prospective buyers of this property that the seller is a relative of an employee of Savills.



FLOOR PLANS



Approximate IPMS2 Floor Area = 156.8 sq m / 1688 sq ft
For identification only. Not to scale.
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