



## Modern end terrace with parking and garden

**37 The Bramblings, Amersham, Buckinghamshire, HP6 6FN**

£399,000 Freehold

**savills**

- Hall • living room • kitchen • 2 double bedrooms
- bathroom • allocated parking space • rear garden
- No Upper Chain • EPC Rating = C

### Description

A modern two double bedroom end of terrace house located within a popular estate of houses and apartments on differing styles. Well presented the property benefits with a well fitted kitchen incorporating built-in appliances, allocated parking space at the front and an enclosed rear garden.

### Situation

The Bramblings is within an estate located off Bell Lane, a turning off White Lion Road A404 which links Amersham (about two miles) and Little Chalfont (about one mile). Little Chalfont has a vibrant local shopping parade with coffee houses and restaurants together with the Metropolitan/Chiltern Line station providing a regular London commuter service into Baker Street/Marylebone respectively. The M25 is accessible at J18 Chorleywood about four miles away.

### Tenure

Freehold

### Local Authority

Chiltern District Council

### Energy Performance

EPC Rating = C

### Viewing

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

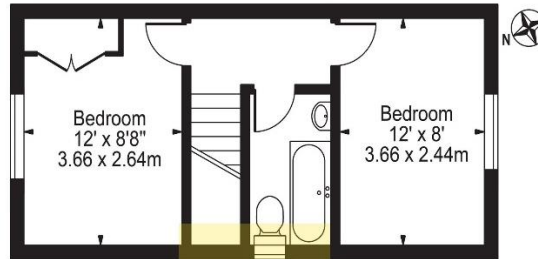
Please note photographs taken in July 2019



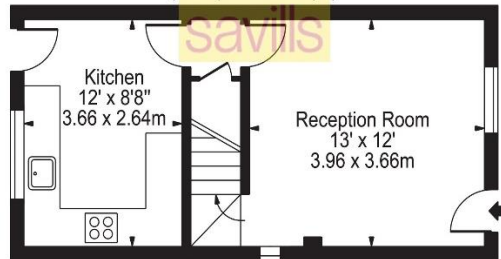


## The Bramblings, HP6

Approx. Gross Internal Area 612 Sq Ft - 56.86 Sq M



First Floor  
 (306 Sq Ft - 28.43 Sq M)



Ground Floor  
 (306 Sq Ft - 28.43 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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