

Milton Lawns, Chesham Bois, Amersham, Buckinghamshire HP6

Guide price £315,000 Freehold

A corner plot four bedroom link detached property which is ideally located close to local schools and town centre. The property has been well maintained by the present owners who have also recently refitted both the kitchen and bathroom.

Summary of Accommodation

4 Bedrooms, 1 Bathroom, 2 Reception Rooms

Rooms

Sitting Room: 5.4m x 3.5m (17'9 x 11'7)

Dining Room: 3.8m x 2.9m (12'6 x 9'8)

Kitchen: 4.7m x 2.4m (15'6 x 7'9)

Study/Utility: 3.7m x 1.6m (12' x 5'4)

Bedroom 1: 4.2m x 2.8m (13'10 x 9'2)

Bedroom 2: 2.8m x 3.7m (9'3 x 12'3)

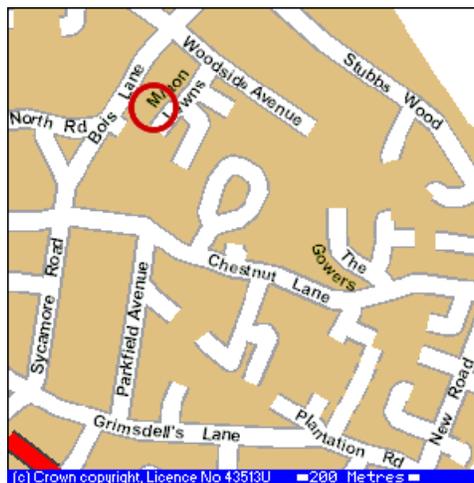
Bedroom 3: 2.8m x 2.5m (9'2 x 8'2)

Bedroom 4: 2.5m x 2.5m (8'3 x 8'2)

Bathroom:

Rear Garden: 13.1m x 8.2m (43' x 27')

Garage: In separate block



Situation, Chesham Bois village centre is only a short walk and offers a selection of shops, excellent schools, common and church. Amersham town, about 1 mile, provides a comprehensive selection of shopping facilities, good schooling for children of all ages, several sport facilities, community centre, library and heated swimming pool. The Railway Station with frequent service to London via the Met line to Baker Street or Chiltern line to Marylebone. Access is readily available to the M1, M4, M40 and M25 Motorways.

The accommodation comprises:

Entrance Porch: Double glazed replacement windows and front door. Tiled flooring. Glazed door to:-

Entrance Hall: Open tread stairs to first floor. Warm air vent. Fitted coats cupboard with fitted shelf.

Cloakroom: White suite comprising low level WC. Pedestal wash hand basin. Sealed double glazed unit. Part tiled walls.

Sitting Room: 5.4m x 3.5m (17'9 x 11'7) Fireplace with decorative surround set on marble hearth. Sealed double glazed window and tilt and turn double glazed door to rear garden, plus two large sealed double glazed doors. Two warm air vents. TV point. Central heating thermostat.

Dining Room: 3.8m x 2.9m (12'6 x 9'8) A bright and airy room with sealed double glazed window. Warm air vent.

Kitchen: 4.7m x 2.4m (15'6 x 7'9) Recently refitted with range of wall and base units, roll edge work surfaces over. Peninsular breakfast bar with downlighters over. Fitted drawer unit. Fitted Stoves gas oven and electric oven/grill. Fitted Blanco four ring gas hob unit with Blanco extractor/light unit over. Plumbing for automatic washing machine. Tiled flooring. Part tiled walls. Space for tall fridge/freezer. Johnston and Stanley warm air gas fired boiler housed in fitted cupboard. Opening to:-

Study/Utility: 3.7m x 1.6m (12'0 x 5'4) Warm air vent. Sealed double glazed door to rear garden. Plumbing for automatic washing machine. Built-in cupboard with shelving. Wall mounted cupboards.

FIRST FLOOR

Landing: Access to part boarded loft space. Window over stairs. Airing cupboard housing factory lagged hot water tank and shelving over.

Bedroom 1: 4.2m x 2.8m (13'10 x 9'2) Range of white fitted wardrobe cupboards with sliding doors. Sealed double glazed door to small balcony. Warm air vent. Telephone point.

Bedroom 2: 2.8m x 3.7m (9'3 x 12'3) Sealed double glazed window. TV point. Fitted wall light. Telephone point. Warm air vent.

Bedroom 3: 2.8m x 2.5m (9'2 x 8'2) Sealed double glazed window. Fitted double wardrobe with mirror fronted sliding door. Warm air vent. Two wall lights.

Bedroom 4: 2.5m x 2.5m (8'3 x 8'2) Sealed double glazed window. Warm air vent.

Bathroom: Refitted white suite comprising bath with shower over and mixer taps. Wash hand basin with fitted cupboards under. Low level WC. Fitted cupboard. Downlighters. Warm air vent. Sealed double glazed window. Fully tiled walls. Wooden vinyl flooring.

OUTSIDE

Garden: The rear garden measures approximately 43ft x 27ft with paved patio, wooden panelled fencing and mature shrubs to boundary. Area of lawn. Water feature set in gravelled bed. Gated side access to front. Outside water tap.

Garage: In separate block with metal up and over door.

Local Authority: Chiltern District Council, Amersham, Bucks. Telephone: (01494) 729000

If you are not purchasing through our Agency, contact our Surveyors and Valuers Department – Simon Horan, Peter Barton on 01865 248666, who can undertake Structural Surveys, Home Buyer reports and Mortgage Valuations.

Office Details

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For clarification we wish to inform prospective purchases that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars.

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