

The **Frost** Partnership

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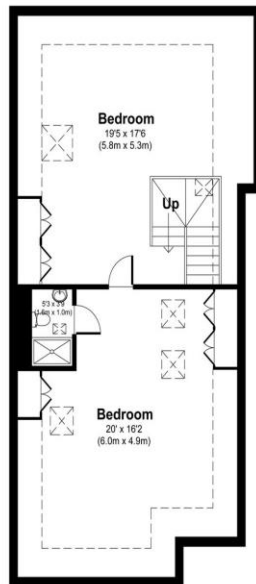
Long Lawns, 1a Woodside Avenue, Chesham Bois, Amersham, Buckinghamshire, HP6 6BG

Offers in excess of: £1,125,000 (Freehold)

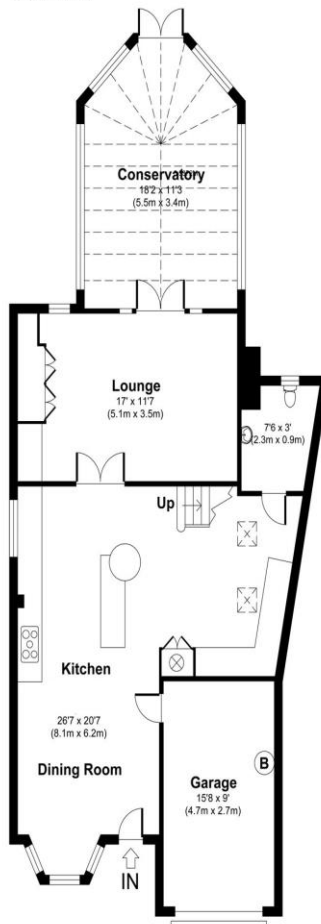


- Spacious detached house
- Five/Six bedrooms
- Desirable location

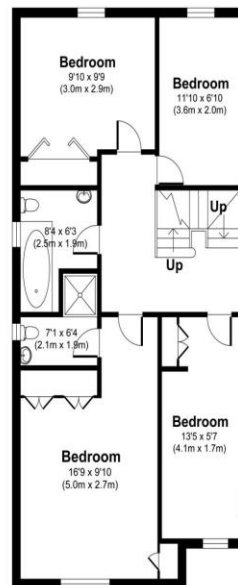
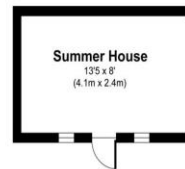
- Chestnut Lane and Elengani Catchment
- Large rear garden
- Garage and ample parking



Second Floor



Ground Floor



First Floor



A five bedroom detached house in a highly desirable location convenient for Amersham town centre, shops and station. The property offers deceptively spacious accommodation approaching 2,500 sq ft, all in good order throughout and is within catchment for both Chestnut Lane and Elangeni Schools, as well as local grammar schools. The property offers a large kitchen/dining room, 5 bedrooms, 3 bathrooms and a further room on the second floor, a large garden and lovely patio, ample parking and a single garage.

Entrance

Via storm porch and front door into the kitchen/dining room.

Kitchen/Dining Room

An extensive room beautifully fitted with a range of wall and base units with quartz work tops, stainless steel sink, AEG five ring hob with extractor hood over, AEG twin double ovens under, Hotpoint integral dishwasher, single radiator, large fridge and freezer, wine cooler, under unit lighting, downlighters, sprinkler system.

Dining Area with bay window to the front and space for a dining table and chairs.

Cloakroom

Frosted double glazed window to the rear, single radiator, low level WC, wash basin, tiled floor.

Living Room

With a fitted bookcase with display cabinets and shelving, sprinkler system, double radiator, fireplace with slate and wooden mantel and inset gas fire, glazed double doors to the conservatory, and double glazed window to the rear.

Conservatory

A substantial brick and double glazed conservatory with two double radiators and double doors to the patio and rear garden.

FIRST FLOOR LANDING

Window to side aspect, stairs to the second floor.

Master Bedroom

Window to front aspect, double radiator, built-in cupboard and a range of fitted wardrobes.

En-suite Shower Room

Frosted window to side, low level WC, heated towel rail, shower cubicle with power shower.

Bedroom Two

Window to the rear aspect, double radiator, built-in cupboard.

Bedroom Three

Window to front and side, single radiator, built-in cupboard.

Bedroom Four

Window to rear aspect, single radiator.

Family Bathroom

A modern white suite comprising tiled panelled spa bath with shower over, low level WC, heated towel rail, wash hand basin, extractor fan.

SECOND FLOOR

With stairs from the first floor opening into:

Office/Bedroom 6

Velux windows, eaves storage and door to:

Bedroom Five

Velux windows, eaves storage and door to:

En-suite Shower Room

Velux window, low level WC, shower cubicle, wash hand basin with tiled splashback.

OUTSIDE & GARDENS

To the Front: Ample block paved driveway parking for several vehicles and access to a single garage.

To the Rear: An attractively laid paved patio area with steps leading down to a long garden mainly laid to lawn, enclosed on all sides with wood panel fencing, large garden shed, outside water tap.

Garage

Single garage with up-and-over door, hot water cylinder, wall-mounted boiler, a range of storage units, inset sink unit, plumbing and space for a washing machine.

AGENT'S NOTE

Energy Efficiency Rating (EPC) - D

Council Tax Band - G

VIEWING

Via The Frost Partnership, Hill Avenue, Amersham, Buckinghamshire

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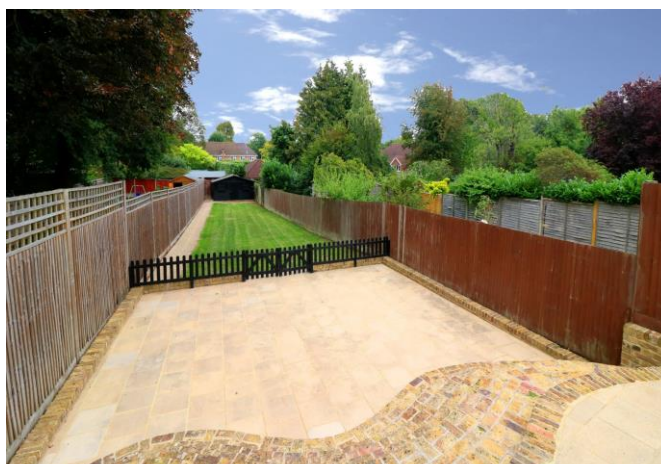
AGENT'S NOTE

Financial Services

We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them The Frost Partnership will receive a referral fee of £300 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership

Solicitors

We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership. In regard to both of the above – we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.