

The **Frost** Partnership

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4 Orchard Cottages, The Hill, Winchmore Hill, Amersham, HP7 0NA

Guide Price: £550,000 (Freehold)

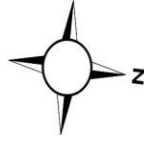


- Beautifully presented
- Two double bedrooms
- Two reception rooms

- Two parking spaces
- Private cul-de-sac position
- No onward chain

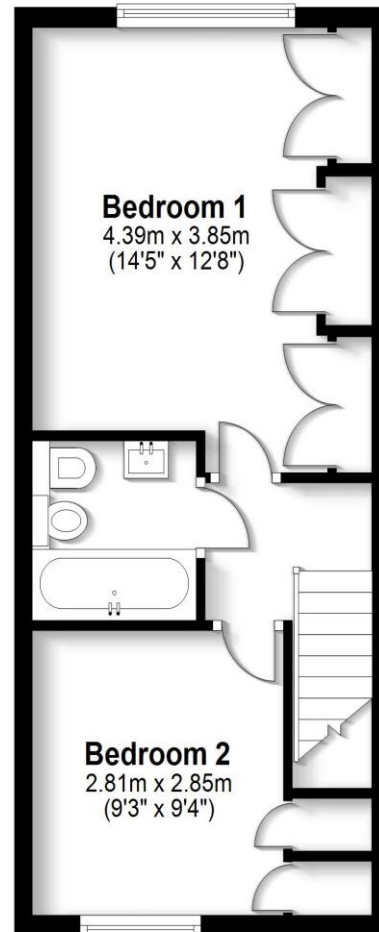
Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 79.5 sq. metres (855.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

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Plan produced using PlanUp.

The Frost Partnership is delighted to offer for sale this beautifully presented two double bedroom, modern cottage. Located in a small private cul-de-sac within the ever popular Winchmore Hill, benefitting great local amenities and close by the historic Amersham Old Town. The accommodation is well placed and has been improved in recent time to a high standard with quality fixtures and fittings throughout. Outside to the rear there is a well-kept, mature garden offering privacy and to the front there is a manicured lawn and private parking spaces for two cars.

Entrance Via timber front door with double glazed obscured glass windows inset to entrance hallway.

Entrance Hallway Turning staircase rising to first floor and landing, panelled doors to WC and kitchen, Oak and glazed panelled door to living room, radiator, wall-mounted fuse board, wall-mounted central heating thermostat.

W.C. Wall-mounted wash hand basin with chrome mixer tap, low level WC with double button flush, double glazed obscured glass window to front aspect, radiator, porcelain tile floor, space for coat hooks and shoe storage.

Kitchen Fitted with a range of base and eye level units with under until lighting, wood block work surfaces with breakfast bar, one and a half bowl ceramic sink with chrome mixer tap, tiled splashback, four ring Stoves hob, built-in electric oven, integrated Bosch washer dryer, integrated Bosch fridge and freezer, double glazed window to front aspect, spotlights to ceiling, porcelain tile floor, radiator.

Living Room Double glazed doors to dining conservatory, TV point, radiator.

Dining Conservatory Double glazed windows to all aspects, vaulted roof with self-cleaning glass, porcelain tile floor with underfloor heating, wall lights, two radiators. Double glazed doors to rear garden.

FIRST FLOOR Landing Panelled doors to bedrooms one, bedroom two and bathroom, access to loft.

Bedroom One Double glazed windows to rear aspect, radiator, ample built-in wardrobes with hanging rail and storage shelving.

Bedroom Two Double glazed window to front aspect, built-in wardrobe with hanging rail and storage shelving, further airing cupboard housing boiler with wooden slatted shelving, partly panelled wall, radiator, adjustable spotlights to ceiling.

Bathroom Fitted with a four-piece white suite comprising wall-hung wash hand basin with chrome mixer tap, Shavers Only point, wall-hung WC with double button flush, wall-hung bidet with chrome mixer tap, panel-sided bath with wall-mounted chrome power shower with adjustable height shower head, fully tiled and partly mirrored walls, wall-mounted chrome heated towel rail, porcelain tile floor.

OUTSIDE & GARDENS Rear: The rear garden is predominantly laid to level lawn with circular brick feature with space for table and chairs, timber shed, access to rear passage, bordered with a mixture of close board fencing topped with trellis, planted with mature plants, shrubs and trees.
Front: To the front of the property there is a pretty garden with an area laid to lawn and pathway giving access to the front door of the property, with shingled areas to each side planted with shrubs and space for flower pots.

Parking The property benefits from two allocated parking spaces to the front of the property.

AGENT'S NOTE Energy Efficiency Rating (EPC) - C
Council Tax Band - E

VIEWING

Via The Frost Partnership, Hill Avenue, Amersham, Buckinghamshire
Telephone: 01494 722711 Email: amersham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



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.