



Old Saw Mill Place, Little Chalfont Amersham HP6 6FJ

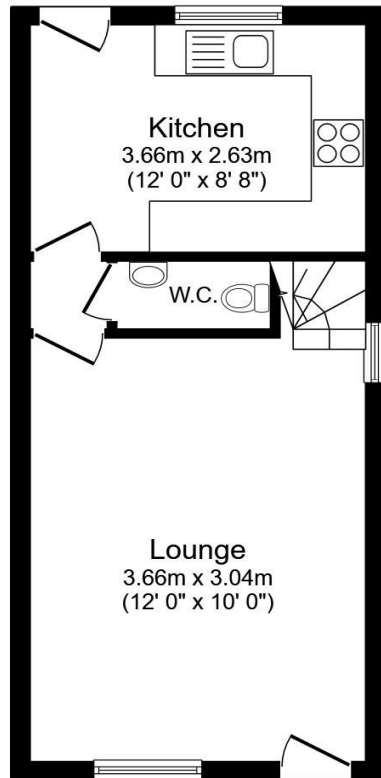
welcome to
Old Saw Mill Place, Little Chalfont Amersham

Brown & Merry are delighted to offer to the market this two bedroom semi-detached property in Little Chalfont. An ideal property for the first time buyer, downsizer or investor and with NO ONWARD CHAIN offers a faster conclusion to your purchase.



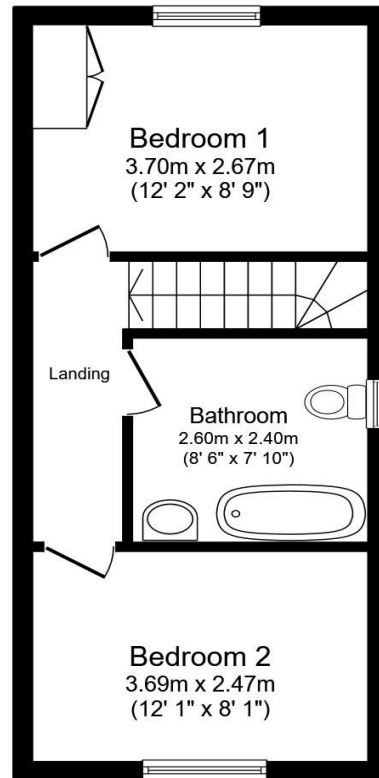
Old Saw Mill Place

Total floor area 64.0 m² (689 sq.ft.) approx



Ground Floor

Floor area 32.0 m² (344 sq.ft.) approx



First Floor

Floor area 32.0 m² (344 sq.ft.) approx

Contact Telephone...

Contact Address...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Reception Room

12' 11" x 12' (3.94m x 3.66m)

W C

Kitchen

12' 1" x 8' 8" (3.68m x 2.64m)

Bedroom 1

12' 1" x 8' 8" (3.68m x 2.64m)

Bedroom 2

12' 1" x 8' 1" (3.68m x 2.46m)

Bathroom

Agents Note

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- NO ONWARD CHAIN!
- SPACIOUS KITCHEN
- RECEPTION ROOM WITH VIEW TO FRONT OF PROPERTY
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103643



Property Ref:
CSM103643 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



brown & merry



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