

The Worthies, High Street, Old Amersham, Bucks, HP7 0DJ Guide Price £525,000









A rare opportunity to purchase a very well presented two-bedroom property, situated in an exclusive gated mews style development just off the historic High Street of Old Amersham, ideally positioned within easy reach of a host of boutiques and eateries. With the benefit of no onward chain this delightful property is suitable for a first-time buyer, discerning downsizer, buy-to-let investor or as a pied-à-terre. The bright and airy accommodation comprises, entrance hall, fitted kitchen with integrated appliances, 14ft living room with feature fireplace and built in cupboards, open to a conservatory with doors to the courtyard garden. The first floor offers two bedrooms and a modern family bathroom. Externally to the front, there is an allocated parking space within a carport and a small front garden with flowers and shrubs. The low maintenance westerly facing courtyard rear garden provides space for outdoor entertaining and alfresco dining along with a small garden shed. CHAIN FREE. EPC Rating: C

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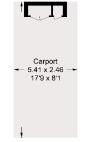






The Worthies, High Street

Approximate Gross Internal Area (Excluding Carport)
Ground Floor = 37.1 sq m / 399 sq ft
First Floor = 29.9 sq m / 322 sq ft
Total = 67.0 sq m / 721 sq ft



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hunters by Media Arcade ©. Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

MATERIAL INFORMATION

TENURE: FREEHOLD COUNCIL TAX: BAND F

ESTATE CHARGE: £320 per annum