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Grove Road, Amersham, Buckinghamshire, HP6 6ND Guide Price £595,000



An extended three bedroom semi-detached family home situated just over a mile from the station and shops of Amersham within close proximity of highly regarded local schools to include St George's C of E Infant, Woodside Junior & Dr Challoner's Grammar Schools. Offering potential for further enlargement, subject to the relevant consents, the well-presented accommodation comprises: entrance hall, 13ft sitting room with feature fireplace and sliding door to a 14ft conservatory garden room, separate family room open to 18ft refitted kitchen dining room with door to utility area and cloakroom. The first floor provides three generous double bedrooms and a remodelled family bathroom. Externally, the property benefits from block paved driveway parking for several vehicles, detached garage and a south westerly facing rear garden which is mainly laid to lawn with shrubs and trees to borders along with a large patio area, ideal for alfresco dining and outdoor entertaining. EPC Rating: D

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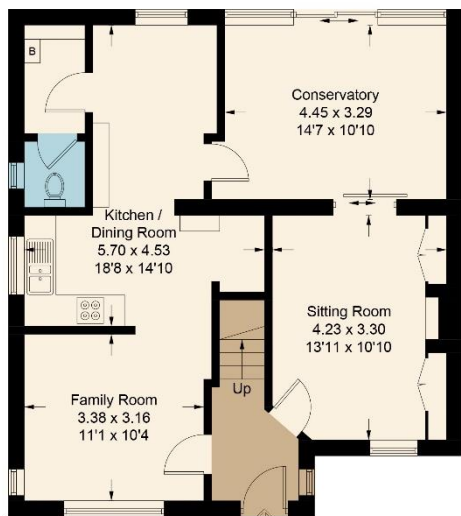
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18 Grove Road

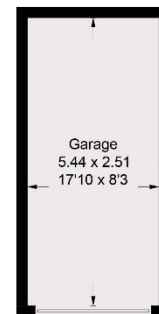
Approximate Gross Internal Area
 Ground Floor = 69.1 sq m / 744 sq ft
 First Floor = 50.0 sq m / 538 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 132.7 sq m / 1,428 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

COUNCIL TAX: Band D

TENURE: Freehold

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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