

Thornhill Close, Old Amersham, Buckinghamshire, HP7 0EW Offers In Excess Of £450,000

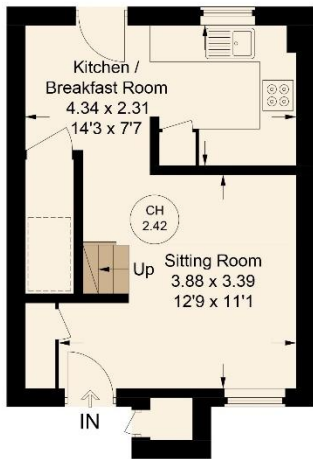
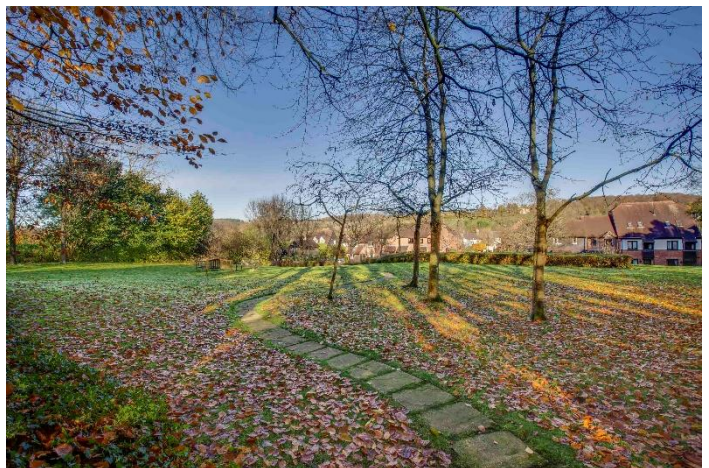


A rare opportunity to purchase a well presented two-bedroom mews style property overlooking beautiful communal gardens, situated in an exclusive modern development just off the historic High Street of Old Amersham, ideally positioned within easy reach of a host of boutiques, eateries and local shops. 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: a 12ft sitting room open to 14ft kitchen breakfast room with door to the garden, two bedrooms and a modern bathroom. Externally to the front, there is an allocated parking space with additional visitors parking and a delightful landscaped garden. The low maintenance courtyard garden provides space for garden furniture, outdoor entertaining and alfresco dining. CHAIN FREE.

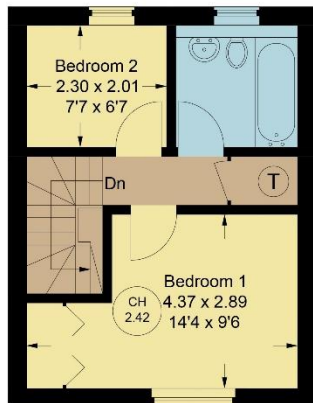
EPC Rating: D

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

17 Thornhill Close, Old Amersham, HP7 0EW

Approximate Gross Internal Area
Ground Floor = 26.7 sq m / 287 sq ft
First Floor = 26.5 sq m / 285 sq ft
External Cupboard = 0.5 sq m / 5 sq ft
Total = 53.7 sq m / 577 sq ft



= Ceiling Height



= Reduced headroom below 1.5m / 5'0"

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

ESTATE CHARGE: £795.48
(Period 01/08/2024 - 31/07/2025)

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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.