





2 The Avenue, Amersham, Buckinghamshire, HP7 0AB

Guide Price £895,000

A rare opportunity to purchase a beautifully presented Edwardian townhouse with arts and crafts period features in this most sought-after location within a stone's throw of the station and town centre, and within close proximity of highly regarded schools including Chestnut Lane, Elangeni, and Dr Challoner's Grammar. Designed in 1906 by the renowned architect John Harold Kennard, this charming and characterful double-fronted property offers deceptively spacious, bright, and airy accommodation in excess of 2,000 sq. ft. arranged over four floors. The accommodation comprises: entrance hall, 20ft double-aspect sitting room with feature fireplace and doors to the landscaped garden, 20ft kitchen dining room, a separate utility, and a basement cellar which can be accessed externally by its own front door or from within the hallway via a trap door. The first and second floors provide a principal bedroom with a refitted ensuite, four further generous bedrooms, and a stunning remodelled family bathroom. Both the ensuite and the family bathroom have been beautifully appointed with elegant Burlington fittings. The top two bedrooms are currently used as a home office and study, both benefitting from eaves storage. Externally, to the front there are two allocated parking spaces, a small walled area with mature shrubs, and a separate entrance to the basement. The secluded, low-maintenance rear garden has been expertly landscaped with attractive mature plants and an ivory-coloured porcelain tiled patio, with a second seating area to the rear and two small brick-built stores. EPC Rating: C



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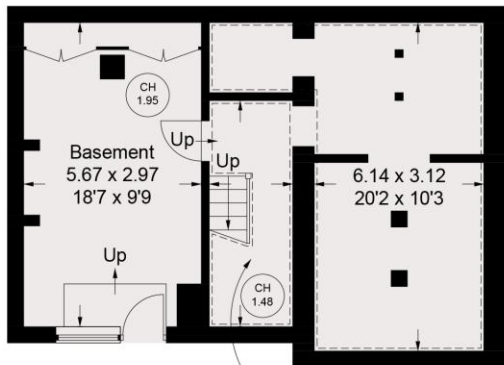
Approximate Gross Internal Area
 Lower Ground Floor = 49.8 sq m / 536 sq ft
 Ground Floor = 53.8 sq m / 579 sq ft
 First Floor = 53.4 sq m / 575 sq ft
 Second Floor = 33.1 sq m / 356 sq ft
 Store = 2.2 sq m / 24 sq ft
 Total = 192.3 sq m / 2070 sq ft



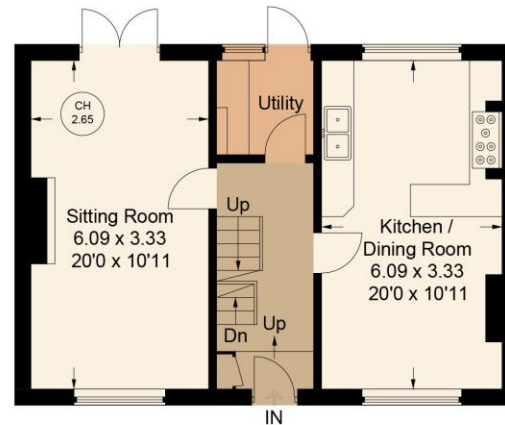
(Not Shown In Actual
Location / Orientation)

[Dashed line] = Reduced headroom below 1.5m / 5'0

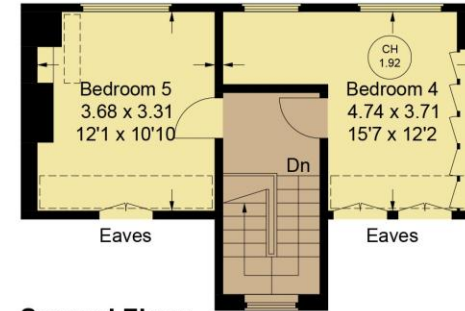
CH 2.65 = Ceiling Height



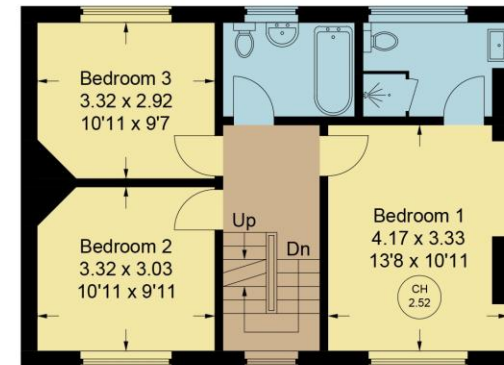
Lower Ground Floor



Ground Floor



Second Floor



First Floor

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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