

Scholars Way, Amersham, Buckinghamshire, HP6 6UN

Guide Price £475,000



An extended two double bedroom home positioned with a delightful outlook to the front, and a low maintenance garden to the rear with the benefit of a single garage and two allocated parking spaces offered to the market with no onward chain. Coming to the market for the first time in over 25 years, this charming property is situated in a sought after development approximately a mile from the station and shops of Amersham yet conveniently located for nearby countryside walks. Ideal for a first-time buyer, discerning downsizer, or buy-to-let investor, the well-presented bright and airy property comprises: entrance vestibule, cloakroom, 15ft bay fronted sitting room, 14ft kitchen, 14ft conservatory dining room, two double bedrooms and a shower room. Externally, the property benefits from two allocated parking spaces, a small garden to the front and a low maintenance paved garden to the rear, ideal for alfresco dining and outdoor entertaining. There is also gated side and rear access to the property, with a courtesy door to the single garage which benefits from an up and over front door, and power and light. CHAIN FREE. EPC Rating: C

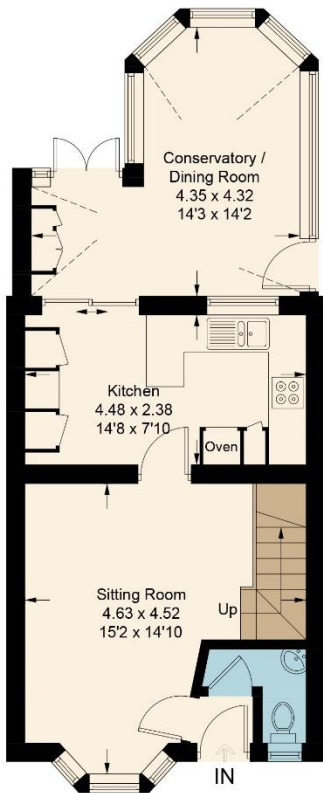
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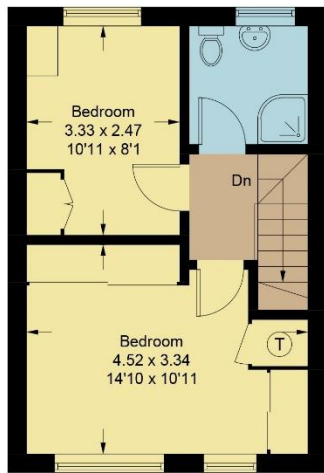


14 Scholars Way

Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 502 sq ft
 First Floor = 30.8 sq m / 331 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 91.4 sq m / 984 sq ft



Ground Floor

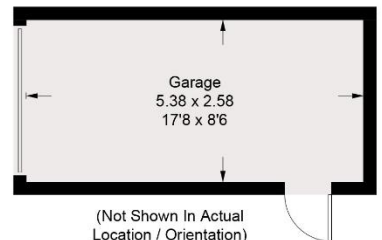


First Floor



(Not Shown In Actual
Location / Orientation)

MATERIAL INFORMATION
 TENURE: FREEHOLD
 COUNCIL TAX: BAND E



(Not Shown In Actual
Location / Orientation)

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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