




Estate Agents
Hurst

17 Hill Meadow, Coleshill, Amersham, Buckinghamshire, HP7 0LF
£550,000

17 Hill Meadow, Coleshill, Amersham, Buckinghamshire, HP7

OT T

A spacious three DOUBLE bedroom semi-detached family home offered to the market with POTENTIAL TO EXTEND (STPP). The property is located in a quiet tucked away cul-de-sac (backing onto a park and green space) in the highly sought after village of Coleshill.

The accommodation comprises: entrance hall, guest cloakroom, spacious living room, large kitchen/dining room, workshop, three good size double bedrooms and family bathroom. The property further benefits: driveway parking, large garage (22'10" x 11'3") offering potential to convert into further living space, good size plot, gas central heating, solar panels and UPVC double glazing.

Coleshill is a picturesque village perched atop the Chiltern Hills, offering stunning views and a tranquil rural atmosphere. Located between Amersham and Beaconsfield, it boasts a rich history, with notable landmarks such as the 19th-century All Saints Church and traditional pubs like The Red Lion. The village is surrounded by scenic countryside, making it ideal for outdoor enthusiasts. Transport Links to London: Coleshill is well-connected to London via nearby railway stations. Amersham Station, approximately 2 miles away, provides services on the Metropolitan Line and Chiltern Railways, offering direct routes to London Marylebone. Beaconsfield Station, about 3 miles from the village, also offers Chiltern Railways services to London.

Additionally, the proximity to the M40 motorway facilitates convenient road travel to the capital.



- POTENTIAL TO EXTEND (STPP)
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
 - QUIET CUL-DE-SAC
 - BACKING ONTO PARK/GREEN SPACE
 - THREE GOOD SIZE DOUBLE BEDROOMS
- POTENTIAL TO CONVERT GARAGE & WORKSHOP
 - SPACIOUS KITCHEN/DINING ROOM
 - GOOD SIZE PLOT
- DRIVEWAY PARKING & GARAGE
 - GUEST CLOAKROOM

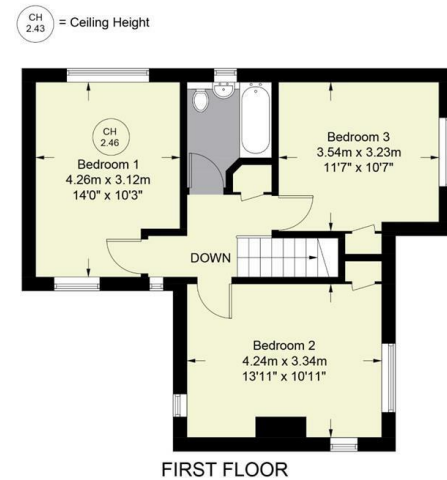
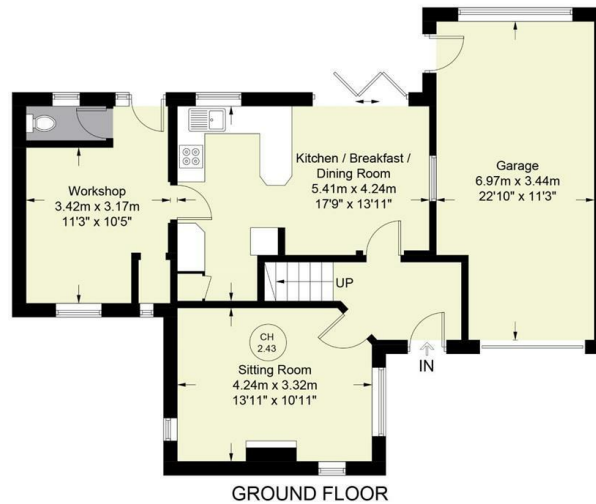






Hill Meadow, Coleshill

Approximate Gross Internal Area
Ground Floor = 595 sq ft / 55.3 sq m
First Floor = 547 sq ft / 50.8 sq m
Garage = 245 sq ft / 22.8 sq m
Total = 1387 sq ft / 128.9 sq m



Floor Plan produced for Hursts 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.

Hurst
Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.