



51, Old Saw Mill Place,
Amersham, Buckinghamshire HP6 6FJ

Peter Scott 
ESTATE AGENTS

This modern three bedroom home is located in a popular location at Old Saw Mill Place, Amersham. The property sits in a quiet location opposite an area of lawn with trees and is presented to a high standard. Accommodation comprises a sitting room, kitchen/dining room, and cloakroom w.c on the ground floor.

On the first floor there are three bedrooms and a family bathroom. The property comes with a south facing rear garden and driveway parking for two cars side of this home.

Tenure: Freehold Council Tax Band: E EPC Rating: C

Management fee for communal areas: £248.76 for 2024

Semi-detached home in quiet location

Three bedrooms

South west backing gardens with outbuilding

Driveway parking for two cars

Spacious kitchen/dining room with double doors to garden

Living room over looking lawned area and trees

Cloakroom wc, bathroom and ensuite walk in wardrobe (formerly ensuite shower room)

One mile walking distance to Chalfont and Latimer railway station

Situated opposite an area of lawn and trees

Old Saw Mill Place is a picturesque setting with the blend of convenient transport links and Chiltern countryside close by.

Being within walking distance of Chalfont and Latimer railway station, local primary school and Dr Challoners High School for girls the location doesn't get much better.

Bell Lane play area is 50m away providing a fun outdoor space for under 12's.

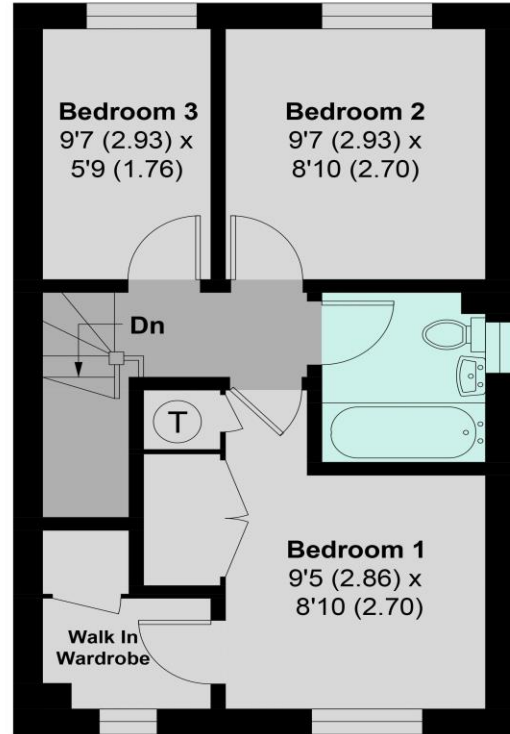
The centres of Little Chalfont and Amersham are a few minutes drive away or a 15 minutes walk to Little Chalfont shops, coffee shops and restaurants .



= Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

Approximate Area - 794 sq ft / 73.8 sq m

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

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