



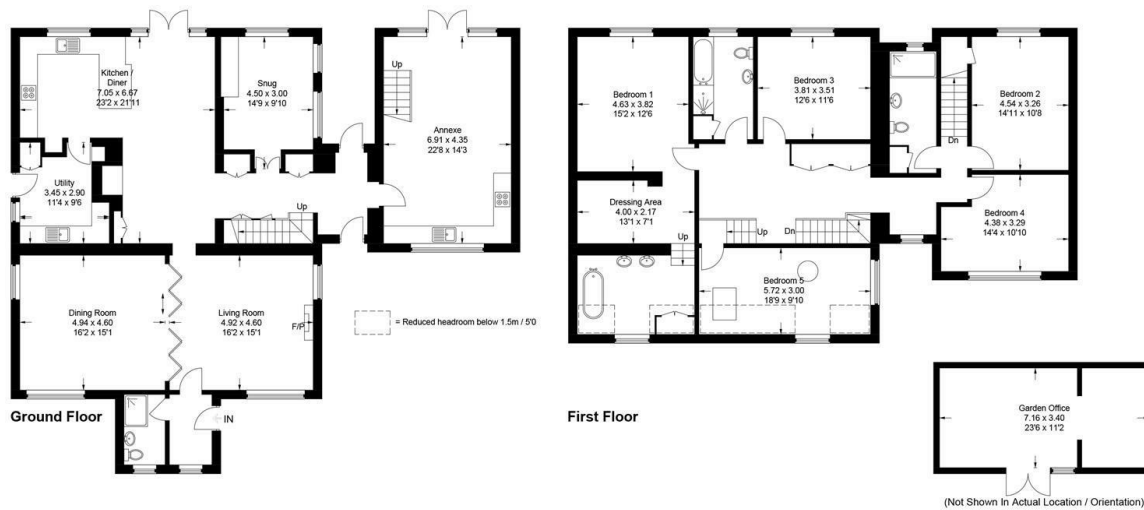
## Parkfield Avenue, Amersham

£1,795,000

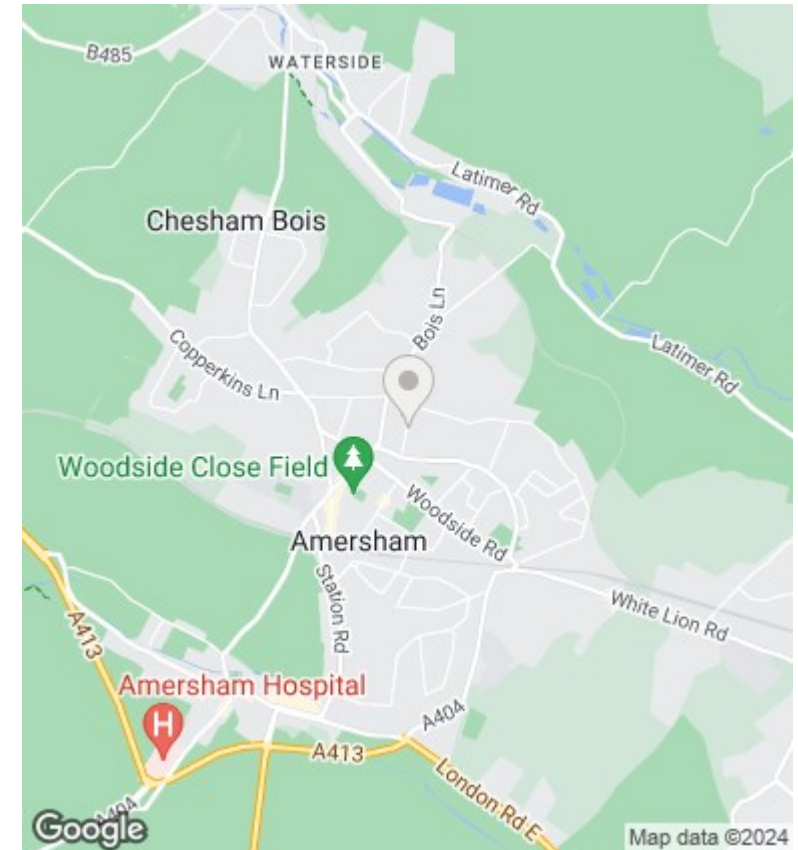
- 3,420 sf. ft
- 5 Bedrooms 4 Bathrooms
- Discreet location
- 150 ft. South Facing Garden (0.3 Acre Plot)
- Detached House
- 4 Reception Rooms
- Parking for 4/5 cars
- Private Electric Gated Entrance
- Garden Office/ Gym (261 sq. ft.)
- Walking Distance to Amersham Town/Train Station

## 17 Parkfield Avenue

Approximate Gross Internal Area  
 Ground Floor = 166.5 sq m / 1,792 sq ft  
 First Floor = 151.3 sq m / 1,628 sq ft  
 Garden Office = 24.3 sq m / 261 sq ft  
 Total = 342.1 sq m / 3,681 sq ft



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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## Directions

Amersham on the Hill is a popular town with a plethora of both independents and high street names including Waitrose, Marks & Spencer and Boots. Amersham also benefits from both the Chiltern Railways mainline train and the Metropolitan line.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

G

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	