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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Amersham
OFFERS IN EXCESS OF £400,000

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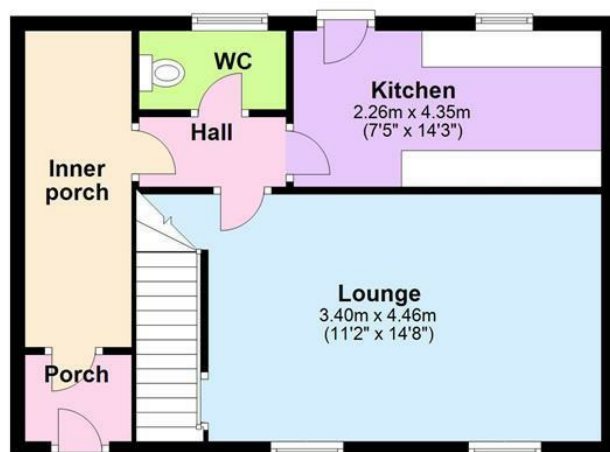
LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES A dilapidated semi detached cottage in need of complete modernisation but offering excellent scope to extend on a mature and good size plot. DUE TO THE CONSTRUCTION TYPE AND LEVEL OF WORK REQUIRED THIS IS ONLY AVAILABLE TO 100% CASH BUYERS.



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Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



First Floor

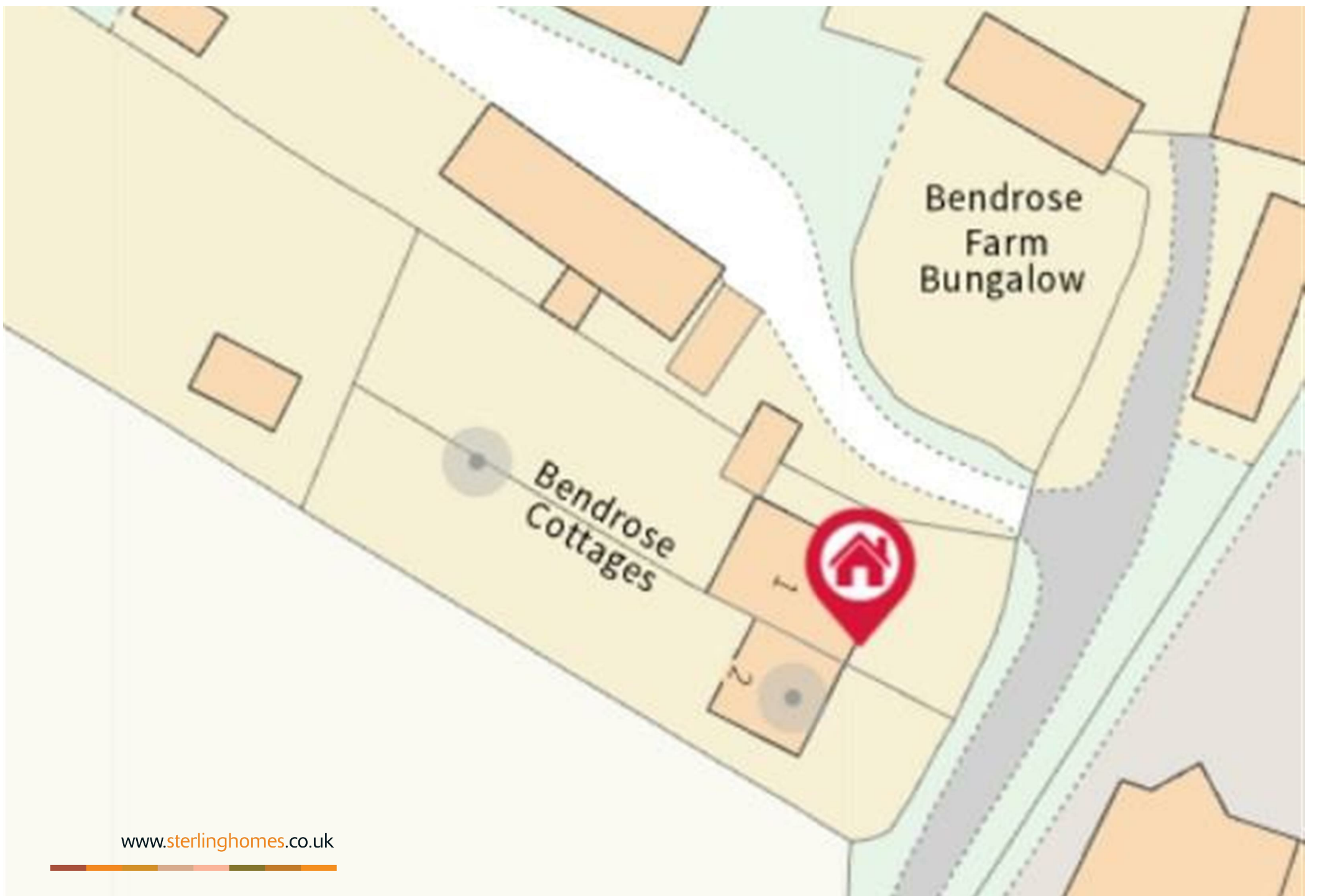
Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.







A rare chance to purchase a semi detached cottage on a good size plot in need of complete modernisation.



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Travel Links

Whilst remaining rural in feel, the area is a particularly convenient location for access into London by both road and rail. Chalfont & Latimer Metropolitan Line station in Little Chalfont is less than half a mile away providing a fast and frequent London commuter service into Baker Street/Marylebone (about 35minutes). The M25 is accessible at J18 Chorleywood, about 4 miles away providing access to the general motorway network, Heathrow airport (20 miles) and Central London (27 miles).

Amenities & Education In The Area

Everyday amenities can be found within the village, with more extensive shopping and restaurants being located at Amersham (2.3 miles) and Beaconsfield (7.9 miles). Some of the best schools in the country can be found locally including Wycombe Abbey, Dr Challoner's School, Merchant Taylor's and Dr Challoners Grammar School for boys in Amersham and Dr Challoners, High School for girls also in Little Chalfont.

Golf can be found locally in Little Chalfont and close by at Harewood Downs and Beaconsfield. The prestigious racing venues of Ascot and Windsor are also within close proximity.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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