



JOHN ROBERTS & Co
estate agents



65 Plantation Road, Amersham, HP6 6HW

Guide Price £725,000



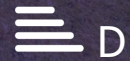
3



1



2



D



65 Plantation Road

Amersham, HP6 6HW

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SUPERB FRONTAGE AND REAR GARDEN
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- KITCHEN
- GARAGE AND SHED
- EPC RATING: D

A Spacious and Well-Presented Three-Bedroom Semi-Detached Home with Driveway, Garage, Gardens and huge potential to extend should one wish (Subject to Planning Permission, which has previously been approved and is in the process of being renewed).

Situated in a popular residential location, this spacious and well-maintained three-bedroom semi-detached home offers versatile living accommodation, ideal for future extension.

The property is entered via a welcoming entrance hall, which leads through to a bright and comfortable living room featuring a gas fire, creating a warm and inviting focal point. To the rear, the home benefits from a separate dining room with a charming wood-burning stove and direct access to the rear garden, making it a perfect space for both everyday family life and entertaining.

The fitted kitchen provides practical workspace and storage, while a convenient downstairs cloakroom adds to the functionality of the ground floor accommodation.

To the first floor, the property offers two well-proportioned double bedrooms and a third single bedroom, which would also lend itself well to use as a nursery, home office or dressing room. The principal bedroom benefits from a range of fitted wardrobes, while the second bedroom includes a built-in storage cupboard. Completing the first floor is a family bathroom fitted with a white suite and walk-in shower.

Offering a wonderful balance of indoor and outdoor space, this is a fantastic opportunity to acquire a comfortable and well-appointed home in a sought-after setting.



PLANNING PERMISSION

Planning Permission for a two story, side and rear extension has previously been approved and is in the process of being renewed by the current owners.

OUTSIDE:

Externally, the property enjoys gardens to both the front and rear, providing attractive outdoor space for relaxation and family use. A driveway offers off-road parking for several vehicles, and leads to the garage, providing additional storage or further parking options.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm
Saturday 9:00am to 4:00pm.

COUNCIL:

Council Tax Band E - Buckingham County Council

EPC RATING: D

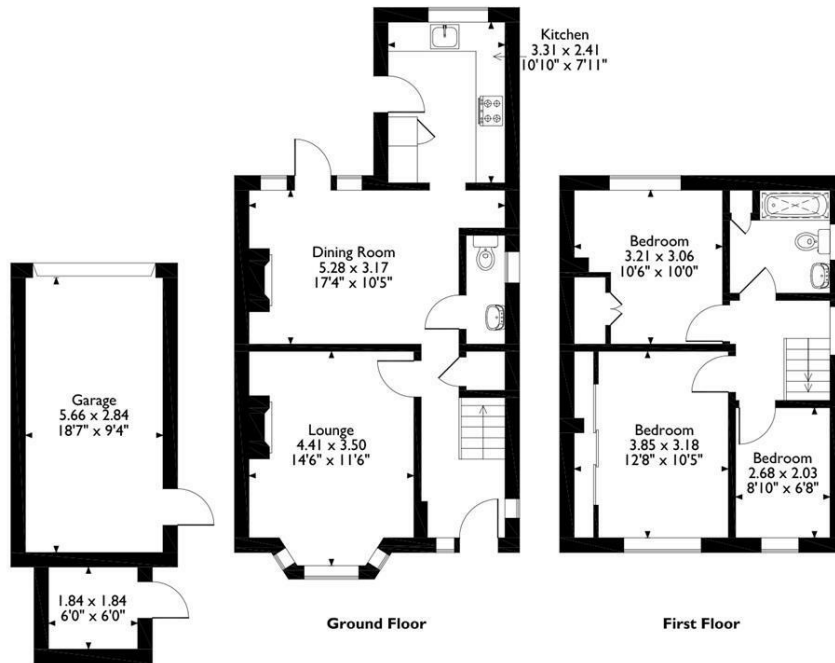






Floor Plans

65, Plantation Road, Amersham
 Approximate Gross Internal Area
 Main House = 85 Sq M/915 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

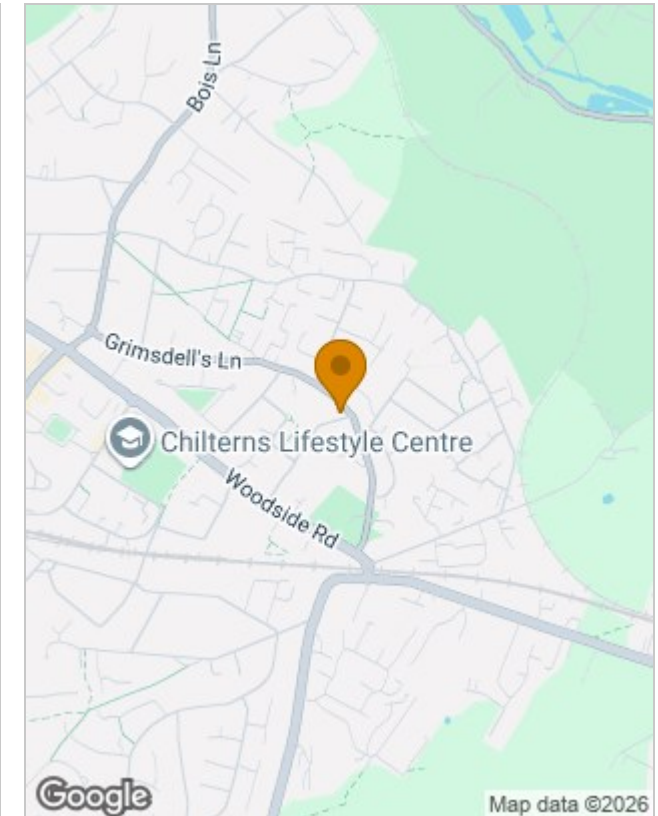
Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
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Location Map



Energy Performance Graph

