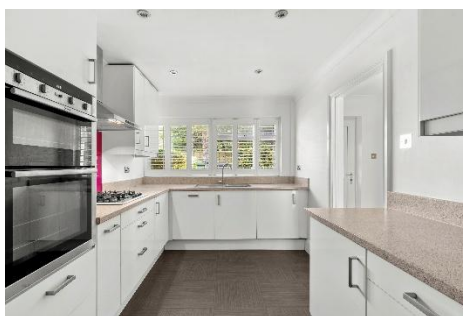


Devonshire Close, Amersham, Buckinghamshire, HP6 5JG

Guide Price £625,000



A deceptively spacious three double bedroom family home situated on a larger than average southerly backing plot ideally positioned in this desirable cul-de-sac within striking distance of the town centre and station, in close proximity of some of Amersham's finest schools including Chestnut Lane, Elangeni and Dr Challoner's Grammar. With the benefit of no onward chain, the property offers potential to extend to the rear and side, subject to the relevant consents. The well-presented bright and airy accommodation comprises: entrance hall, cloakroom, 19ft sitting dining room with sliding door to the garden, modern fitted kitchen, three double bedrooms and a generous family bathroom. Externally, there are gardens to three sides, all of which are mainly laid to lawn, with bushes and trees to borders complete with a patio area. There is a single garage in block with off road parking in front. CHAIN FREE. EPC Rating: D

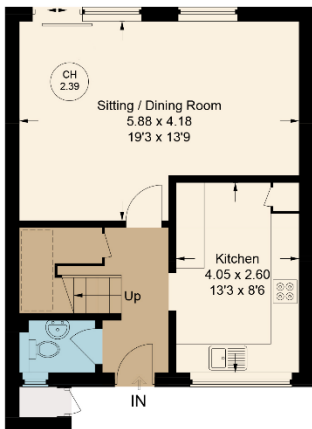


 = Reduced headroom below 1.5m / 5'0"

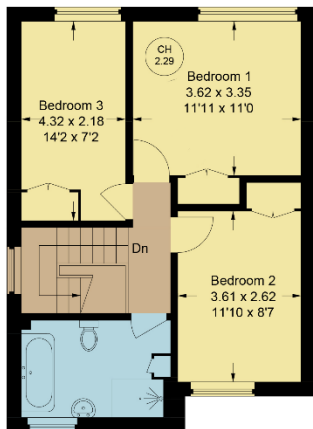
 = Ceiling Height

26 Devonshire Close, Amersham, HP6 5JG

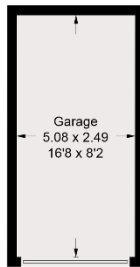
Approximate Gross Internal Area
Ground Floor = 43.9 sq m / 472 sq ft
First Floor = 47.2 sq m / 508 sq ft
Garage = 12.7 sq m / 137 sq ft
External Cupboard = 0.6 sq m / 6 sq ft
Total = 104.4 sq m / 1123 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

Floor Plan produced for Hunters by Media Arcade Ltd ©
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.

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