

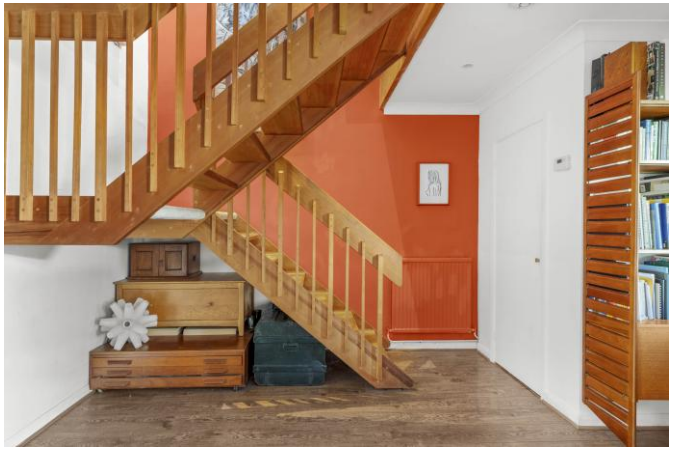
HUNTERS®
HERE TO GET *you* THERE

16 Lincoln Park, Amersham, Buckinghamshire, HP7 9EZ

Guide Price £600,000








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A well-presented three double bedroom family home conveniently positioned just over a mile from the station and shops of Amersham within close proximity of highly regarded local schools to include Dr Challoner's Grammar and Amersham School being sold with the benefit of no onward chain. The bright and airy accommodation comprises: entrance vestibule, cloakroom, 22ft L-shaped sitting dining room with wood laminate flooring and two sets of sliding doors to front and rear gardens, modern kitchen breakfast room, three generous bedrooms all with built-in wardrobes and a refitted family bathroom. Externally, the property benefits from driveway parking to the front leading to a garage with up and over door, and courtesy door to the side, offering potential for conversion, subject to the usual consents. There is also a delightful secluded decked area to the front whilst the south easterly facing rear garden is mainly laid to lawn with an array of plants and shrubs to borders with a large decked area and pergola. Gated access to the rear leads to an open communal green space for the residents of Lincoln Park. CHAIN FREE.

EPC Rating: D







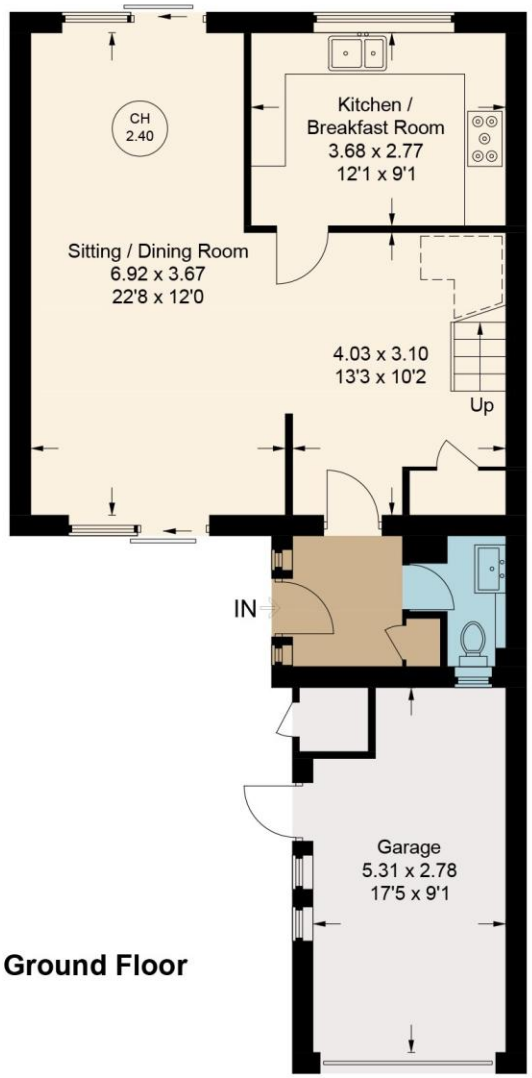




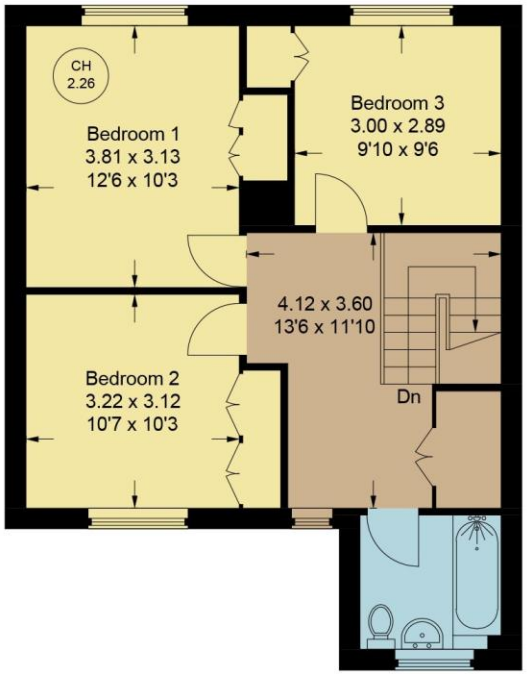


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Approximate Gross Internal Area
Ground Floor = 55.6 sq m / 598 sq ft
First Floor = 52.5 sq m / 565 sq ft
Garage = 14.0 sq m / 151 sq ft
(Excluding External Cupboard)
Total = 122.1 sq m / 1314 sq ft



Ground Floor



First Floor

CH 2.40 = Ceiling Height

= Reduced headroom below 1.5m / 5'0

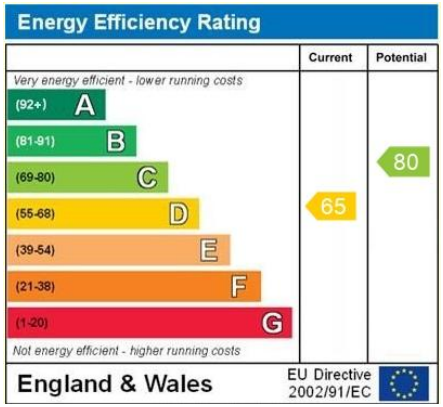
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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

COMMUNAL AREA:
The property benefits from access to an external communal green area available for use by residents on the street. The space is managed and maintained by a community management company, with upkeep costs of £66.75 per quarter. (TBC)



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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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