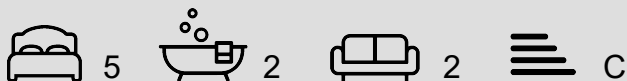




## The Avenue, Amersham, Buckinghamshire, HP7 0AB Guide Price £895,000

Council Tax: E      Tenure: Freehold



A rare opportunity to purchase a beautifully presented Edwardian townhouse with arts and crafts period features in this most sought-after location within a stone's throw of the station and town centre, and within close proximity of highly regarded schools including Chestnut Lane, Elangeni, and Dr Challoner's Grammar with the benefit of no onward chain.

Designed in 1906 by the renowned architect John Harold Kennard, this charming and characterful double-fronted property offers deceptively spacious, bright, and airy accommodation approaching 1,800 sq. ft. arranged over four floors. The accommodation comprises: entrance hall, 20ft double-aspect sitting room with feature fireplace and doors to the landscaped garden, 20ft kitchen dining room, a separate utility, and a basement cellar which can be accessed externally by its own front door or from within the hallway via a trap door. The first and second floors provide a principal bedroom with a refitted ensuite, four further generous bedrooms, and a stunning remodelled family bathroom. Both the ensuite and the family

- BEAUTIFULLY PRESENTED PERIOD FAMILY HOME
- WALKING DISTANCE OF STATION, SHOPS, & HIGHLY REGARDED SCHOOLS
- 20FT SITTING ROOM WITH FEATURE FIREPLACE
- 20FT KITCHEN DINING ROOM | UTILITY
- PRINCIPAL BEDROOM WITH REFITTED ENSUITE
- FOUR FURTHER BEDROOMS | REMODELLED BATHROOM
- LOWER GROUND FLOOR BASEMENT WITH ITS OWN ENTRANCE
- LANDSCAPED REAR GARDEN & ALLOCATED PARKING TO FRONT
- CHAIN FREE | EPC RATING: C
- \*\*\* VIDEO & VIRTUAL TOURS AVAILABLE \*\*\*

