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18 Brudenell Close, Amersham, Buckinghamshire, HP6 6FH

Guide Price £625,000







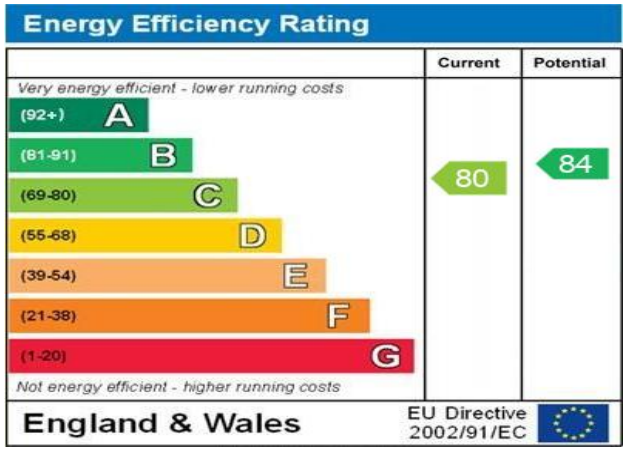







18




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
84
England & Wales
EU Directive 2002/91/EC

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A beautifully presented and very well extended family home conveniently situated less than a mile from the town centre and station within close proximity of highly regarded local schooling in this sought after development built by the renowned developer, Cala Homes in 2011. With the benefit of a complete onward chain, this charming property has been tastefully modernised by the current owners and further benefits from having historical permission for a loft conversion to create an additional bedroom with ensuite shower room on the top floor. The current bright and airy accommodation comprises: entrance hall, cloakroom, stylish refitted kitchen with smart integrated appliances, 17ft sitting room open to a 16ft dining area with skylights and bi-folding doors to the garden. The first floor provides a principal bedroom with remodelled ensuite shower room and fitted wardrobe, two further bedrooms and a modern family bathroom. Externally, the southeast facing rear garden has been beautifully landscaped with flower beds, shrubs, and trees, along with a patio area providing space for garden furniture and outdoor entertaining. There is also gated access to the rear leading to an allocated parking space and leasehold garage in block (999 years from 01 January 2011) with up and over door, power and light. EPC Rating: C

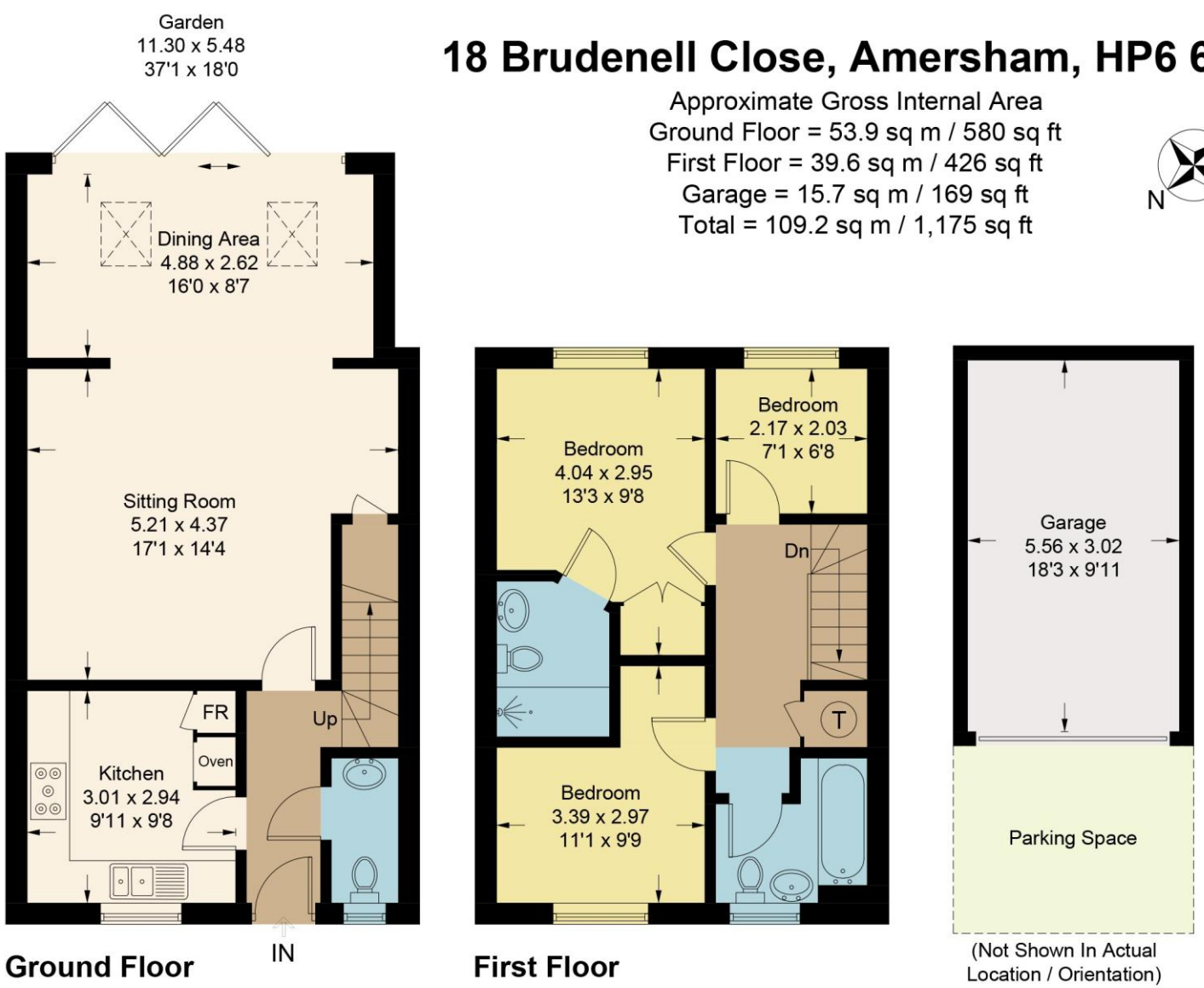







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Approximate Gross Internal Area
Ground Floor = 53.9 sq m / 580 sq ft
First Floor = 39.6 sq m / 426 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 109.2 sq m / 1,175 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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MATERIAL INFORMATION

TENURE: FREEHOLD
COUNCIL TAX: BAND F
ESTATE CHARGE: £170.57
(Period 01 July 2026 - 31 December 2026)
GARAGE: Leasehold
(999 years from 01 January 2011)
Current Annual Charge - £113.65







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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