The Gowers, Amersham, Buckinghamshire, HP6 6ER
Guide Price £550,000









An extended three double bedroom, family home being sold with the benefit of no onward chain situated approximately a mile from the station and town centre within close proximity of highly regarded local schools to include Chestnut Lane, Elangeni, and Dr Challoner's Grammar. Whilst the property requires some modernisation and updating, it offers tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. The current accommodation comprises: porch, entrance hall, cloakroom, 21ft sitting dining room with sliding door to a 21ft conservatory, fitted kitchen, three generous double bedrooms, and a refitted family bathroom. Externally, the property offers a front garden which is mainly laid to lawn. The rear garden which measures in excess of 85ft in length is mainly laid to lawn with trees, bushes, and shrubs to borders with a patio area, decked area, and an empty pond. To the rear, there is also a large garden store which could be suitable for a variety of uses. CHAIN FREE. EPC Rating: D

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Approximate Gross Internal Area
Ground Floor = 63.4 sq m / 682 sq ft
First Floor = 44.2 sq m / 476 sq ft
Outbuilding = 20.9 sq m / 225 sq ft
Total = 128.5 sq m / 1,383 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 D

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