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Tall Pines, 17 Longfield Drive, Amersham, Buckinghamshire, HP6 5HD
Guide Price £1,500,000



Tall Pines, 17 Longfield Drive, Amersham, Buckinghamshire, HP6 5HD

A rare opportunity to purchase a delightful family home on a generous plot in one of Amersham's most sought after tree lined roads, close to nearby parks and open countryside, yet less than half a mile from the station and shops, and within very close proximity of the renowned Dr Challoner's Grammar School. With the benefit of no onward chain, this charming property is coming to the market for the first time in several years, and whilst the property requires updating and modernisation, it offers tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, thereby providing a unique opportunity to create a fantastic home which can be personalised to individual taste for years to come. The bright and airy accommodation comprises: storm porch, entrance hall, cloakroom, 16ft sitting room with feature fireplace and doors to the garden room, 15ft triple aspect dining room with double doors to the patio, kitchen breakfast room with feature island and door to inner hall leading to the utility, and a large 24ft garage. The first floor provides a landing with an airing cupboard and loft access leading to a principal bedroom with ensuite shower, three further bedrooms and a family bathroom. Externally, there is driveway parking for a several vehicles to the front, leading to two garages on either side of the house. The remainder of the front garden is mainly laid to lawn with flower beds, shrubs, and bushes. The beautiful rear garden which measures approximately 150ft in length is a particular feature of this property with its manicured lawn, trees, well stocked flower beds, shrubs, bushes, and hedges to borders along with a large patio area. CHAIN FREE. EPC Rating: D



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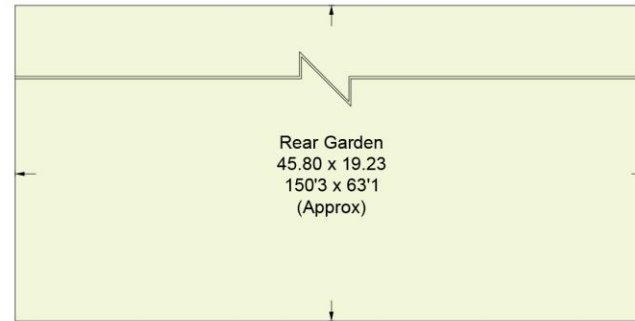
Approximate Gross Internal Area
 Ground Floor = 104.2 sq m / 1,121 sq ft
 First Floor = 70.7 sq m / 761 sq ft
 Garages = 42.6 sq m / 458 sq ft
 Total = 217.5 sq m / 2,340 sq ft



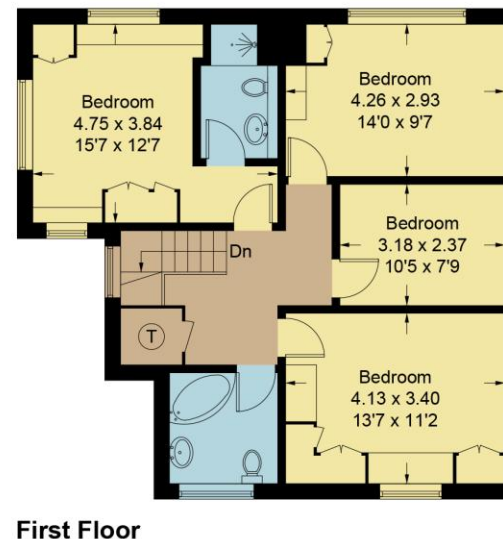
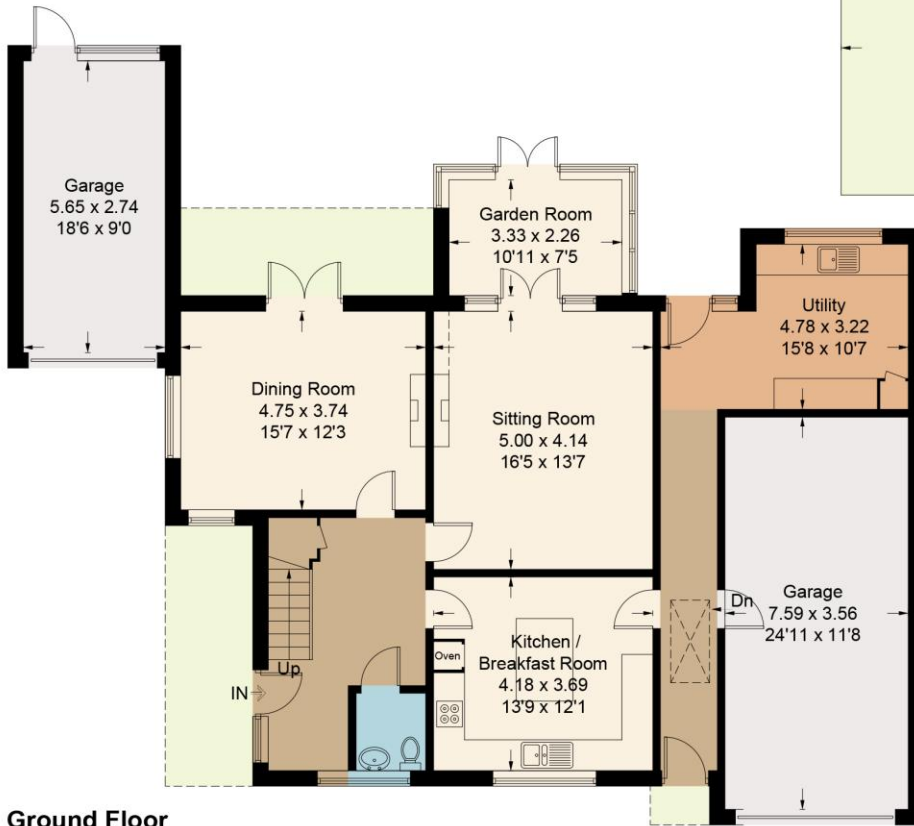
MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor

First Floor

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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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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