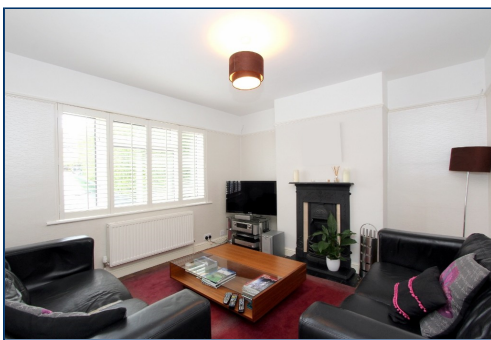


The **Frost** Partnership

Amersham Office: T: 01494 722711 E: amersham@frostweb.co.uk

Hundred Acres Lane, Amersham, Buckinghamshire, HP7 9EA

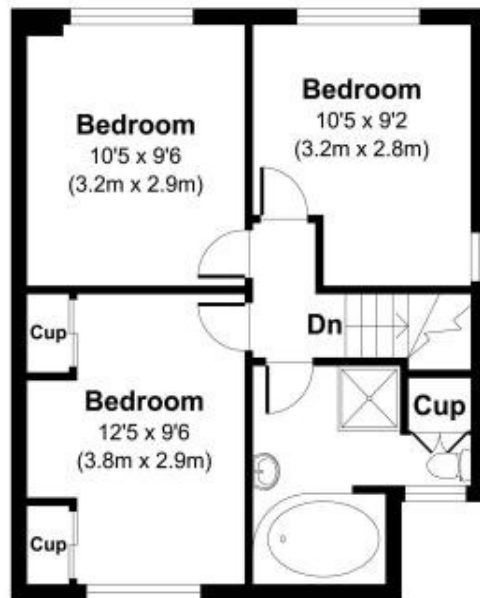
Guide Price £575,000 Freehold



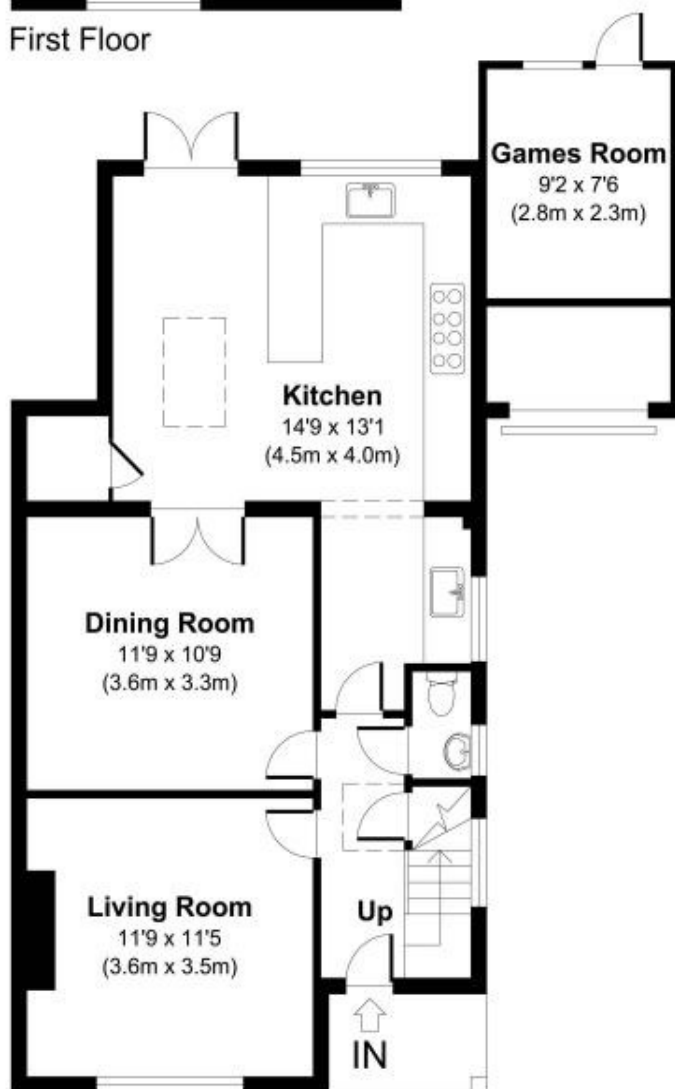
- **Semi-detached House**
- **Two Reception Rooms**
- **South facing garden**

- **Three Double Bedrooms**
- **Large Kitchen/Family Room**
- **Walking distance of Station**

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First Floor



Ground Floor

TheFrostPartnership

Hundred Acres Lane, HP7 9EA

APPROX. GROSS INTERNAL FLOOR AREA 1152 SQ FT / 107 SQ M.

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An extended, three bedroom, semi detached house located in the popular residential location within a short, level walk of Amersham town centre, shops and station. The property enjoys three double bedrooms, two reception rooms and a large kitchen/breakfast/family room plus a south facing garden and parking for several vehicles.

GROUND FLOOR

Entrance Hall

Stripped wood flooring, double radiator, under stairs storage cupboard housing gas meter and electricity meters.

Cloakroom

Low level WC, wash hand basin, tiled walls, double glazed window.

Living Room

Cast iron open fireplace with tiled hearth, stripped wood flooring, double glazed window to front aspect, double radiator, picture rail.

Dining Room

Radiator, stripped wood flooring, range of fitted book shelves, display shelves and storage cupboards, coved to ceiling, twin glazed doors opening to kitchen/dining room.

Kitchen/ Dining Room

Fitted with range of oak fronted base wall and drawer units, Butler sink with mixer taps and black granite work surfaces, integrated fridge freezer, space for range cooker, breakfast bar, two radiators, roof light, double glazed French doors leading to the rear garden, double glazed window and further double glazed window to side aspect.

Utilliy Room Second Butler sink, black granite work surfaces and mixer taps, space and plumbing for dishwasher, utility cupboard with plumbing for washing machine and space for tumble dryer.

Games Room

Wood laminate flooring, double glazed French doors to rear garden.

FIRST FLOOR

Landing

Access to loft.

Bedroom One

Range of built in wardrobes with storage over, radiator, double glazed window to front aspect.

Bedroom Two

Radiator, double glazed window to rear aspect, picture rail.

Bedroom Three

Radiator, dual aspect, double glazed windows to rear and side aspects, fitted wardrobe.

Bathroom

White suite comprising panel bath with mixer taps and hand shower, wash hand basin, corner shower cubicle with Aqualisa shower, low level WC, storage cupboard, tiled walls, chrome towel rail, tiled floor, double glazed window, Halogen down lights.

Outside

Storeroom with up and over door, power and lights. Driveway with parking for several vehicles. There is pedestrian access via the side of the house to the rear garden. The rear garden is 78ft long facing in a southerly direction and laid predominantly to lawn with a paved patio area directly at the rear of the house. The garden is well screened from neighbouring properties by a mixture of fencing and mature hedges and trees. There is a large timber building at the end of the garden, currently used as a home gym and garden shed.

Directions

From our offices in Amersham, proceed to the bottom of Hill Avenue and turn left into Chiltern Avenue. Take the first turning on the right into King George V Road. Take the next turning into Orchard Lane, then immediately right and over the bridge to the mini roundabout and turn left into Highland Road. At the end of Highland Road go straight over the crossroads into Acres End. Acres End runs into Hundred Acres Lane and No.12 is on the left hand as indicated by a The Frost Partnership for sale board.

AGENT'S NOTE

Council Tax Band D

Energy Efficiency Rating (EPC) D

VIEWING:
Via The Frost Partnership, 61 Hill Avenue, Amersham
Telephone: 01494 722711 Email: amersham@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.