

HUNTERS®

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Sheepfold Lane, Amersham, Buckinghamshire, HP7 9EL

Guide Price £265,000



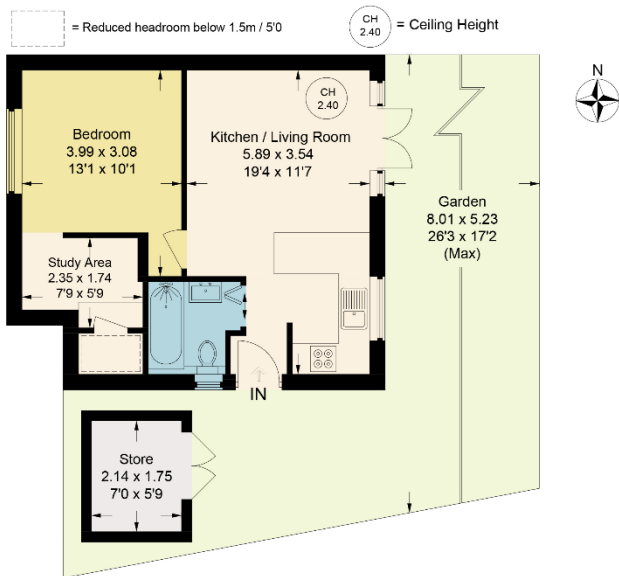
A stylish and very well presented ground floor garden maisonette benefitting from its own private rear garden conveniently situated within a mile of the town centre and station. Suitable for a first-time buyer, buy-to-let investor, discerning downsizer, or as a pied-à-terre, this charming property provides beautifully presented accommodation comprising: 19ft open plan living room with kitchen, breakfast bar, and double doors to the garden, spacious double bedroom with an additional study area, and a modern bathroom. Externally, there are low maintenance gardens to two sides, with the rear being mainly laid to decking, ideal for alfresco dining and outdoor entertaining with gated access to the side leading to a good sized timber shed with power. EPC RATING: C

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Ground Floor

Floor Plan produced for Hunters by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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3 Sheepfold Lane, Amersham, HP7 9EL

Approximate Gross Internal Area = 38.8 sq m / 418 sq ft
 Store = 3.6 sq m / 41 sq ft
 Total = 42.6 sq m / 459 sq ft

MATERIAL INFORMATION

COUNCIL TAX: Band B

TENURE: Leasehold

LEASE: 125 years from 25 March 1987

GROUND RENT: £70 Per annum

BUILDING INSURANCE: circa £60 per annum (TBC)