



12 GROVE ROAD, AMERSHAM, BUCKINGHAMSHIRE, HP6 6ND

Winkworth

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**A SPACIOUS GROUND FLOOR MAISONETTE
WITH LARGE PRIVATE GARDEN AND OFF-
STREET PARKING SET ALONG A PEACEFUL
ROAD IN AMERSHAM**

- Two-bedroom maisonette
- Dual aspect reception room
- One bathroom
- Covered patio
- Private lawned garden with raised beds
- Off street parking
- Peaceful Amersham location with easy access to amenities and train station

The property is entered via a covered porch and into the central hallway. The reception room with open fireplace and hearth (not in use) overlooks the front of the property and enjoys a bright dual aspect. To the rear, the kitchen is fitted with a range of wall and base units along with space for appliances. This in turn leads out to a large, covered patio area and onto the pretty, private lawned garden. There are two good size double bedrooms which share the family bathroom comprising white three-piece suite and heated towel rail.

GUIDE PRICE £350,000



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To the front of the property there is off street parking for two cars alongside a well maintained lawned area. To the rear, the large patio leads out onto a very private lawned garden bordered by raised beds and panel fencing.

LOCATION

The property is located a short walk to the town centre, shopping, restaurants and Amersham train station for the Metropolitan line and Chiltern Railways (35 minutes to London Marylebone). With good access to the M40 & M25.

Amersham is a highly considered area for a number of reasons, not least for its position in relation to London, but also because of its high standard of facilities and local schooling.



FLOORPLAN TO FOLLOW

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