



## Property Features

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- Two Bedroom Cottage
- Loft Converted to a Home Office
- Popular Location
- Low Maintenance Rear Garden
- Well Presented Throughout
- Great Location for Commuters
- Pets Considered
- Available From 1st March
- Council Tax Band D
- EPC EER Rating E

## Full Description

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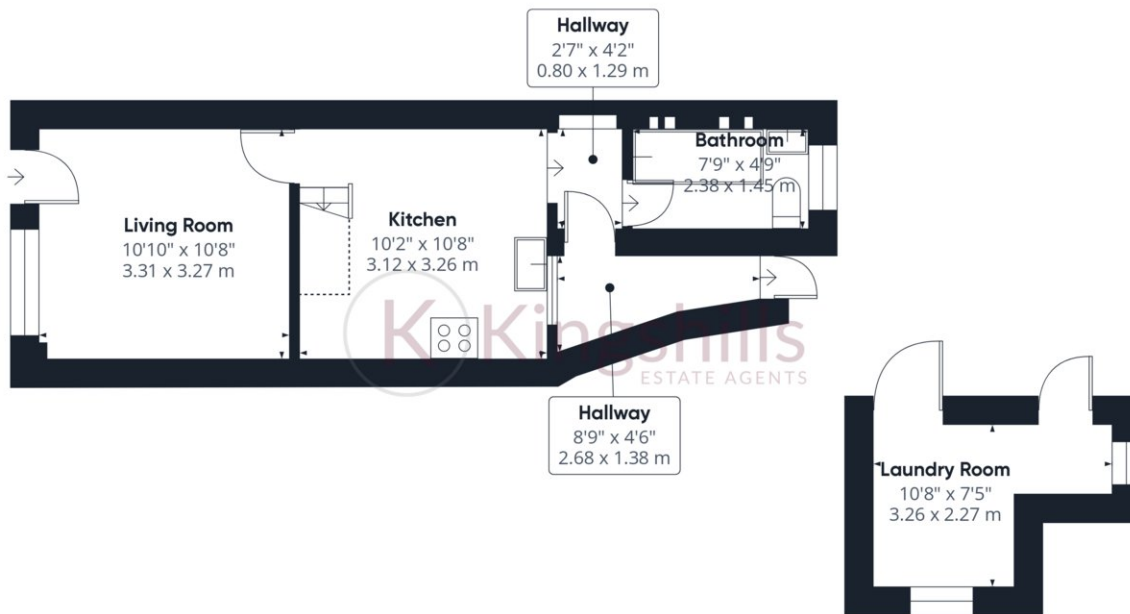
Nestled in the picturesque town of Amersham, is this lovely 2-bedroom end terraced house which has the added bonus of a converted loft which is perfect for a home office. Ideal for young professionals, small families, or those looking to downsize, the property boasts an enviable location with excellent transport links and amenities nearby. This home is conveniently located within walking distance of local schools, shops, and public transport links, including the Amersham railway station for Metropolitan Line and Chiltern Railways services.

The accommodation on the ground floor comprises; entrance into living area, kitchen/diner; bathroom. The first floor offers two bedrooms, one large double with fitted wardrobes, and the second bedroom. The loft on the 2nd floor has been converted to a home office and offers ample storage. To the rear you will find the low maintenance rear garden, which has two brick storage areas, one with plumbing for a washing machine.

Living in Amersham provides the perfect balance of countryside serenity and urban convenience. This property offers not just a home but an opportunity to immerse yourself in the lifestyle and culture of this idyllic Buckinghamshire town.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
639.61 ft<sup>2</sup>  
59.42 m<sup>2</sup>

**Reduced headroom**  
20.34 ft<sup>2</sup>  
1.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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