



3 Queens Court, 352 Amersham Road - HP15 7HN

Guide Price £365,000

 **TIM RUSS**
& Company



- Rarely available ground floor flat with private entrance within an ultra convenient position
- Situated close to regarded schools, local amenities, and excellent transport links
- Front door to spacious entrance hall with storage
- Benefiting from light & spacious accommodation and beautifully presented throughout
- Impressive sitting/dining room/kitchen with built in appliances and patio door to outside
- Main bedroom with stylish ensuite shower room
- Further bedroom (currently used as a home office/study)
- Contemporary bathroom
- Allocated parking space to the front of the property

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Council Tax band: D

Tenure: Leasehold

EPC Rating: B



Nestled in a highly sought-after location, this exclusive 2 bedroom ground floor flat stands out as a rare gem awaiting its new owner. What sets this property apart is not only its attractive aesthetics but also its carefully curated features, with its private entrance, a privilege in itself.

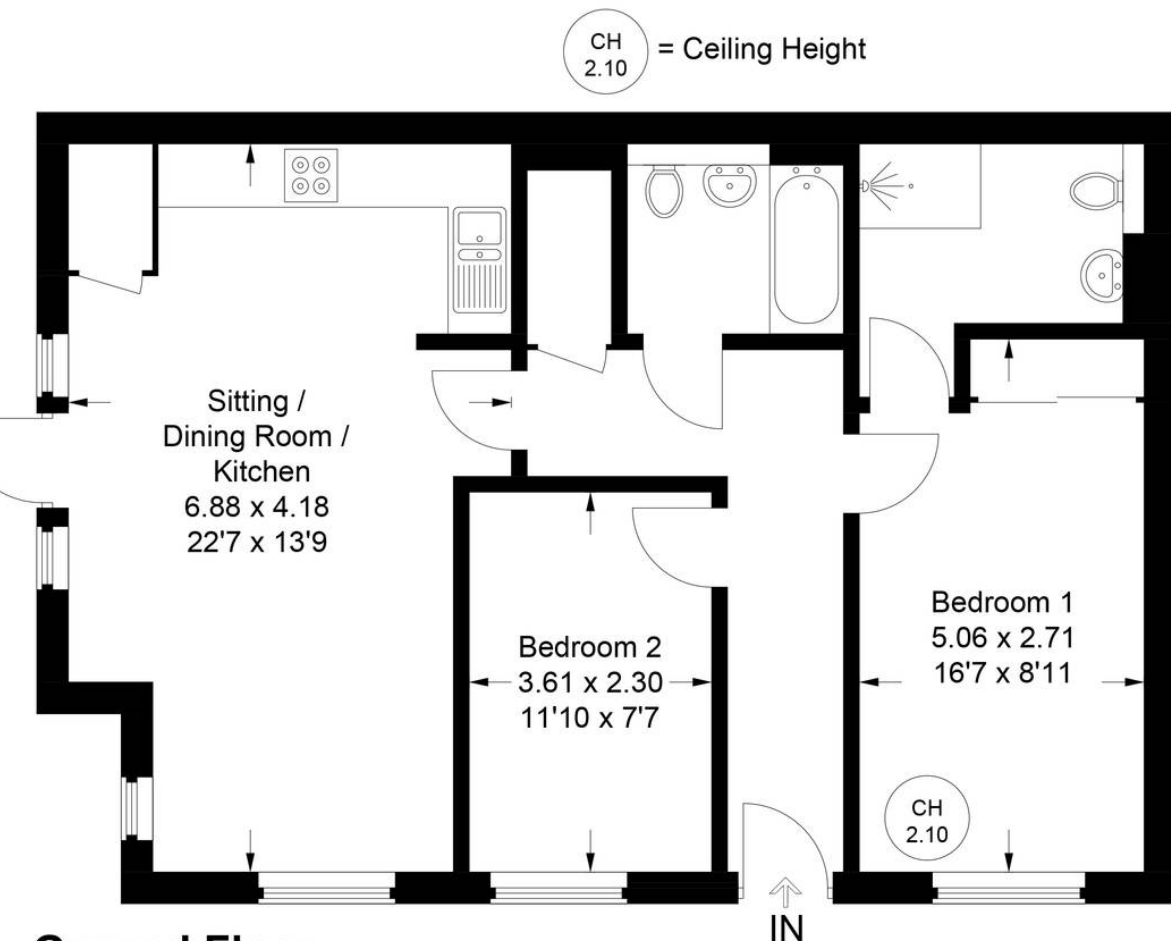
Boasting a prime location, this residence is conveniently positioned near esteemed schools, local amenities, and excellent transport links. The space within is nothing short of delightful, exuding brightness at every turn and immaculately presented.

Parking is a breeze with an allocated space right in front of the property, ensuring convenience from the get-go. Stepping through the front door leads you into a spacious entrance hall that offers ample storage solutions for your living needs. The main bedroom comes complete with a stylish ensuite shower room. The second bedroom, presently utilised as a home office or study, provides versatile options for personalising the space to meet your requirements and for added convenience there is also a contemporary bathroom.

The impressive sitting/dining room/kitchen area is adorned with built-in appliances, a true focal point of the property, this space is perfect for entertaining or unwinding. The patio door conveniently allows you to step outside, seamlessly merging indoor and outdoor living.

In summary, this 2 bedroom flat presents a great opportunity to own a piece of comfort and style. Don't miss your chance to make this fantastic property yours.





Ground Floor

3 Queens Court, 352 Amersham Road, HP15 7HN

Approximate Gross Internal Area
69.2 sq m / 745 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
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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