



1 Whielden Lane, Winchmore Hill - HP7 0NF
£725,000

 **TIM RUSS**
& Company



1 Whielden Lane

Winchmore Hill, Amersham

- Extended Four Bedroom Semi Detached House
- Long Driveway Leading To Carport
- Sitting Room With Feature Fireplace
- Separate Dining Room With Stunning Views
- Kitchen/Family Room
- Stunning Views To Front & Rear
- Occupying A Stunning 150ft Rear Garden
- No Onward Chain

Winchmore Hill is a delightful village situated conveniently for access to both Beaconsfield and Amersham and contains two country pubs and a village green. Recreational facilities include local football and cricket clubs and wonderful walks in the Chiltern countryside. Amersham and Beaconsfield offer a wide range of shops and both boast an Old Town with their renowned period properties, restaurants, hostelrys and boutiques. Educational facilities are particularly good with excellent state and private schooling in the local area. Amersham on the Hill Station (approx.3 miles away) and Beaconsfield Station (approx. 3 miles away) provide good rail services to London (Baker Street and Marylebone via the main line and Metropolitan Line) and access to the motorway network via the M40 at Beaconsfield.



1 Whielden Lane

Winchmore Hill, Amersham

A rare opportunity to acquire an extended four bedroom semi-detached home offered with no onward chain, with far reaching views to both the rear and front of the property set in this ever popular Chiltern Village. Situated on Whielden Lane and flowing over three floors, whilst occupying a glorious plot extending to approximately 150ft.

The property is approached via a long driveway providing ample parking facilities leading to a carport, the entrance hall features a large cloakroom and gives access to the dining room at the front of the property taking full advantage of the glorious views, the sitting room features a fireplace and is open plan to the family room to the rear of the property leading to the kitchen and access to the beautiful rear garden.


On the first floor are three bedrooms plus study area and a family bathroom, stairs lead to a 2nd floor with an additional bedroom.


Council Tax band: F

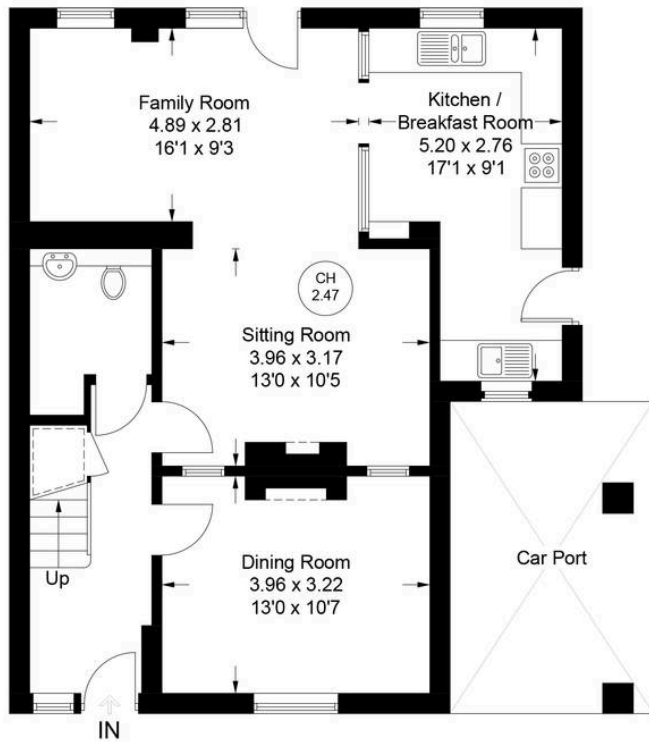
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

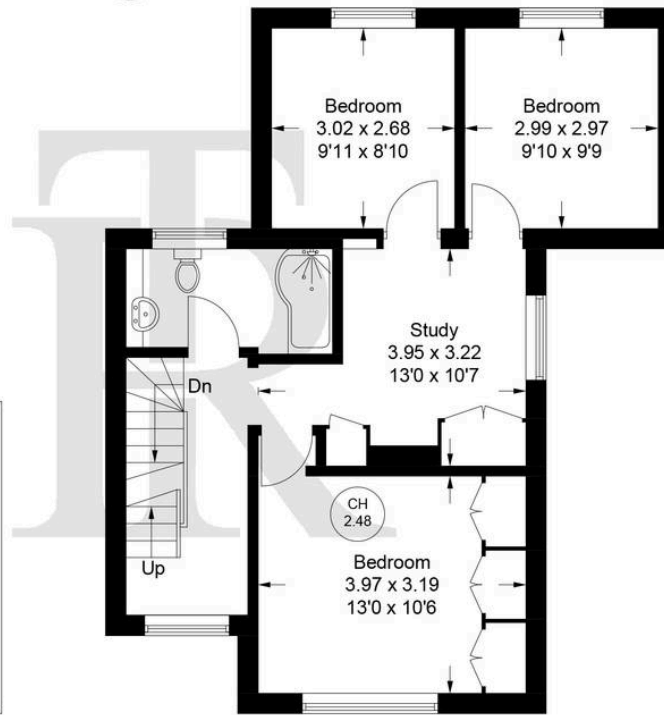


 = Reduced headroom below 1.5m / 5'0

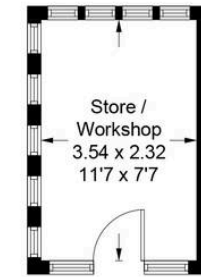
 = Ceiling Height



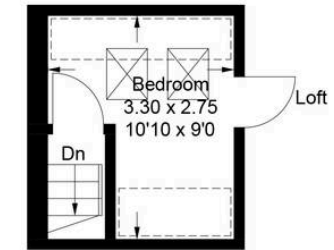
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Approximate Gross Internal Area
 Ground Floor = 68.3 sq m / 735 sq ft
 First Floor = 54.3 sq m / 584 sq ft
 Second Floor = 9.1 sq m / 98 sq ft
 Store / Workshop = 8.2 sq m / 88 sq ft
 Total = 139.9 sq m / 1505 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.