



14 Cumberland Close, Amersham, Buckinghamshire, HP7 9NH

£2,300 Per month



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Description

One Pet Considered: Are you needing a bit more space for your growing family? This spacious well presented four bedroom home is located in Little Chalfont and is a short walk from Dr Challoner School for Girls.

There is driveway parking for 2 cars, and an entrance porch. From there, is a large open plan living/dining room with doors to the private rear garden. To the front of the house is a room perfect for a study or additional playroom. At the rear, the kitchen has been updated and has plenty of cupboard storage. Appliances include double oven, gas hob, dishwasher and undercounter fridge. The kitchen leads onto a utility area which has more storage, access to a ground floor WC, a washing machine, a drier and a full sized fridge freezer.

Upstairs you have four bedrooms which are all doubles with fitted wardrobes. The main bedroom has an ensuite shower and basin. The family bathroom has a bath with shower over, wc and basin in a vanity unit.

This house has gas central heating, double glazing and a burglar alarm. It is available now on an unfurnished basis.

This home is located within the catchment area for the sought-after grammar schools of Dr Challoner's High school for girls and Dr Challoner's boys grammar school in Little Chalfont and Amersham respectively. The main line and underground station at Chalfont and Latimer are just 0.6 miles from the house, with travel times to central London of 35 minutes and to the City in 55 minutes. The motorway network is accessed by the M25 a 10 minute drive away and Heathrow in 20 minutes.

Little Chalfont is a thriving village with good local shops and some of my favourite restaurants and cafes in the local area.

EPC Rating C. Council Tax Band E. To secure the property after viewing a holding deposit equivalent to 1 weeks rent will need to be paid. A deposit equal to 5 weeks rent will need to be paid before moving in.

Unfurnished

Council Tax Band: E

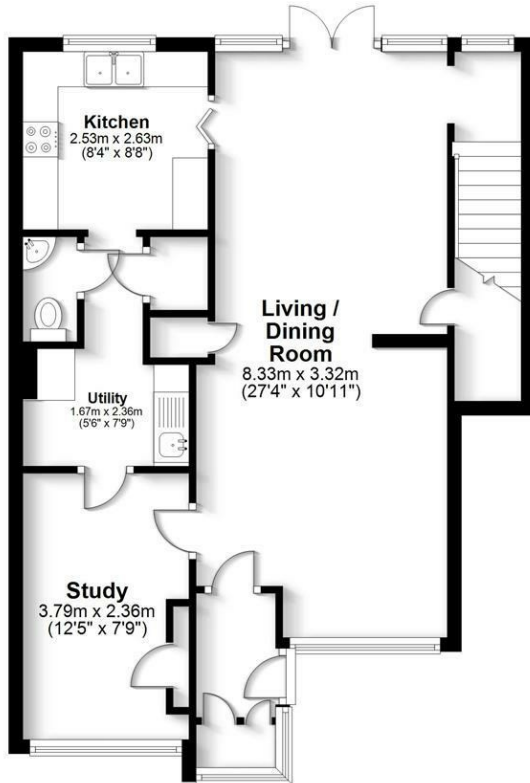
Available: 5th April 2024



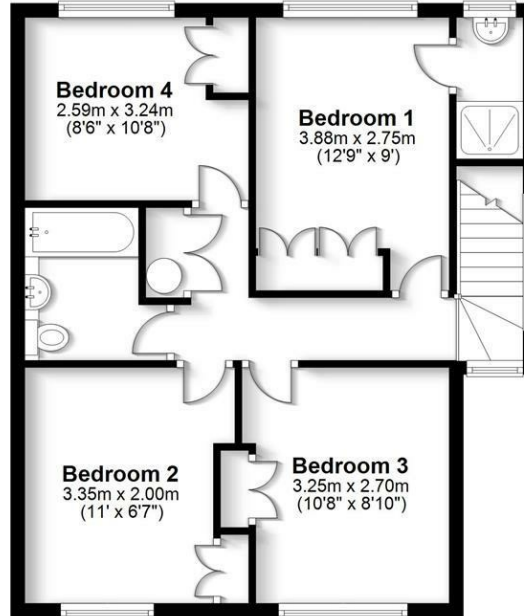
Floor Plans



Ground Floor
Approx. 63.4 sq. metres (682.0 sq. feet)



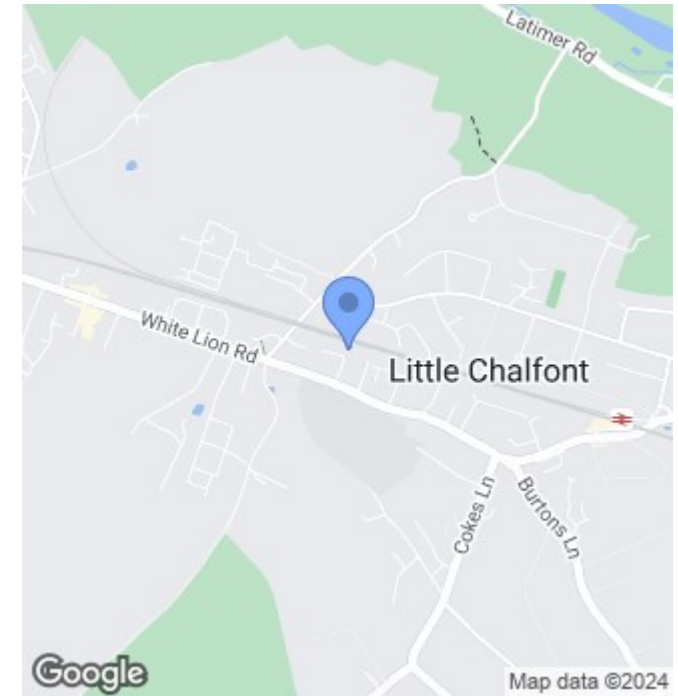
First Floor
Approx. 55.3 sq. metres (595.5 sq. feet)



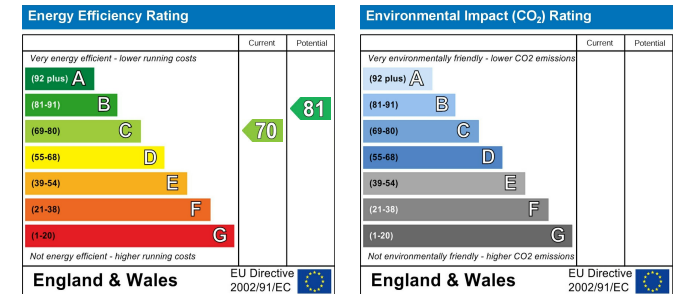
Total area: approx. 118.7 sq. metres (1277.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Area Map



Energy Performance Graph



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