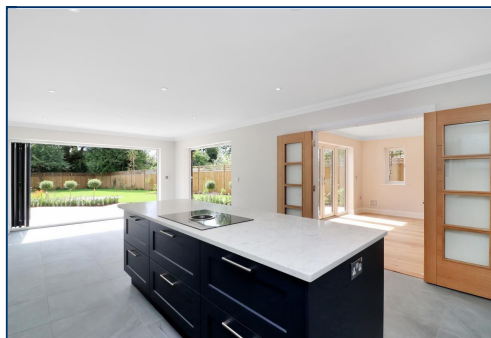
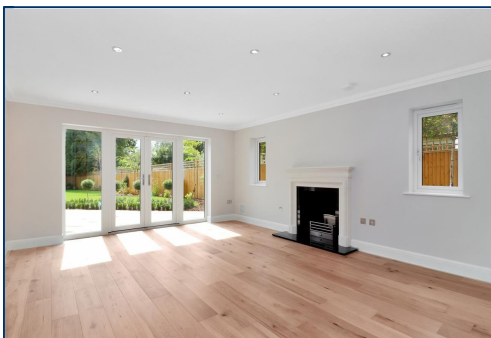


The **Frost** Partnership

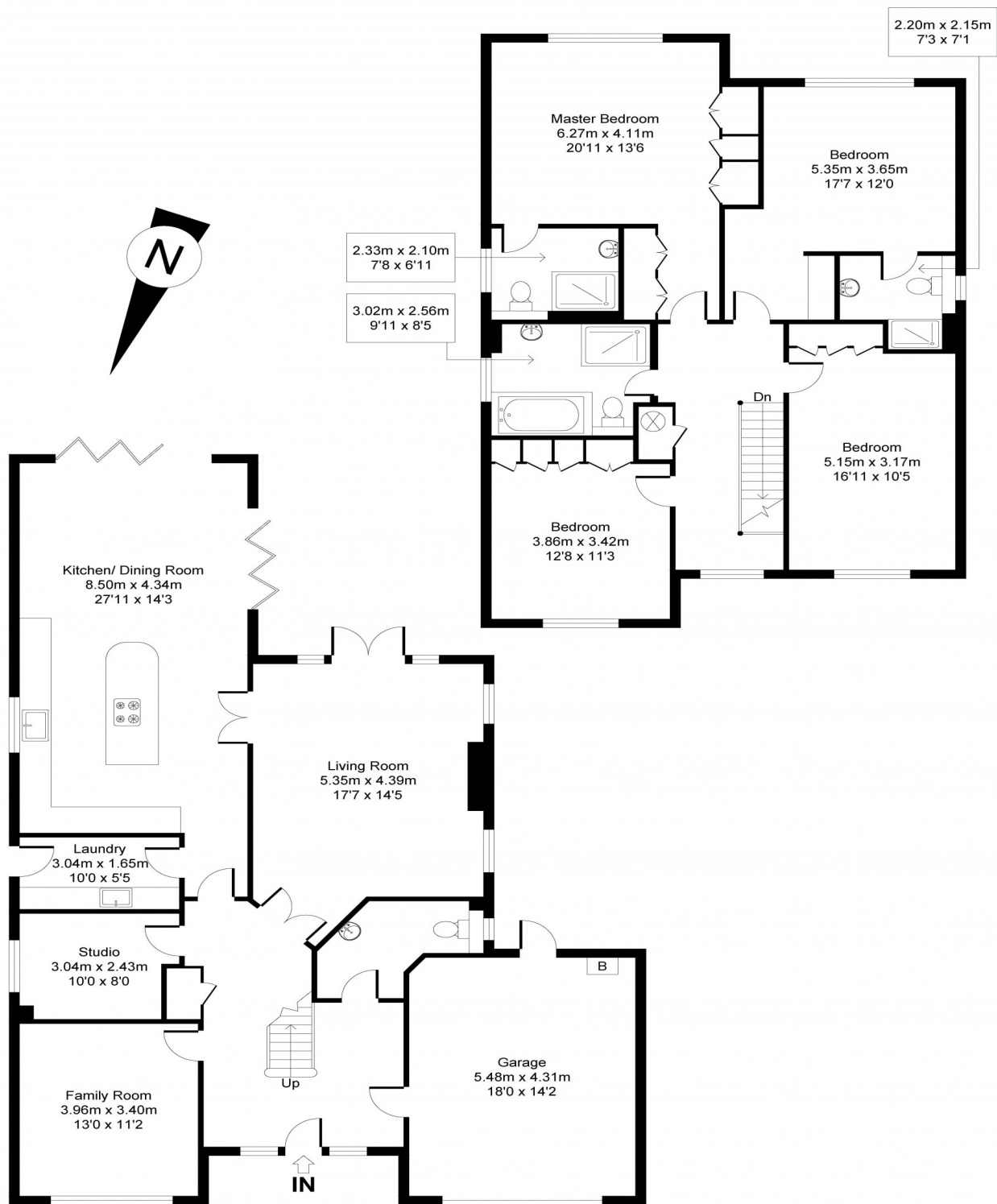
Amersham Office: T: 01494 722711 E: amersham@frostweb.co.uk

Mitchell Walk, Amersham, Buckinghamshire, HP6 6NW

Offers In Excess Of £1,350,000 (Freehold)



- **Brand new home**
- **4 Double Bedrooms**
- **3 Bathrooms**
- **Walking distance of Station**
- **3 Reception Rooms**
- **Due for completion Sept 2019**



Ground Floor

First Floor

Mitchell Walk HP7

APPROXIMATE GROSS INTERNAL AREA 2643 SQ FT / 245.52 SQ M INC. GARAGE
 FROSTAM: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2019.

A brand new detached house nearing completion, located in a popular residential road within walking distance of Amersham town centre, shops and station. The property benefits from spacious accommodation with three reception rooms, four bedrooms, three bathrooms plus a large southerly facing garden to the rear.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall * Cloakroom * Study * Dining Room * Drawing Room * Open-plan Kitchen/Dining/Family Room * Utility Room

FIRST FLOOR:

Master Bedroom with En-suite Bathroom * Guest Bedroom with En-suite Shower Room * Two further Double Bedrooms * Family Bathroom

OUTSIDE

Large Integral Garage with driveway parking for several vehicles, approached via electric gates. Large southerly facing rear garden.

GROUNDS

The property is set back from the road in a large plot, approached via electric gates into a large gravel driveway which provides off-street parking for several vehicles. There is pedestrian access via the side of the house, which leads to a large landscaped, southerly facing rear garden. The garden is laid predominantly to lawn and bordered by close board wooden fencing on all sides and landscaped with a large paved terrace directly at the rear of the house, plus a further patio area and well stocked flower and shrub borders.

LOCATION

Located close to the centre of Amersham, this property is well placed within walking distance of the station and Amersham town centre, which enjoys an extensive range of shops, coffee shops, café bars and restaurants plus a good selection of schools for children of all ages. Buckinghamshire still enjoys the grammar school system and the renowned Dr Challoners Grammar School is located in Amersham town centre and Dr Challoners High School in Little Chalfont.

VIEWING:

Via The Frost Partnership, 61 Hill Avenue, Amersham

Telephone: 01494 722711 Email: amersham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.





Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

