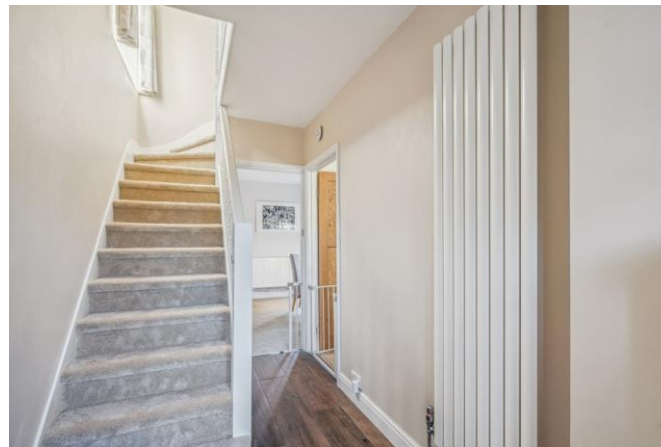




HUNTERS[®]
HERE TO GET *you* THERE

67 Plantation Road, Amersham, Buckinghamshire, HP6 6HW
Guide Price £725,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



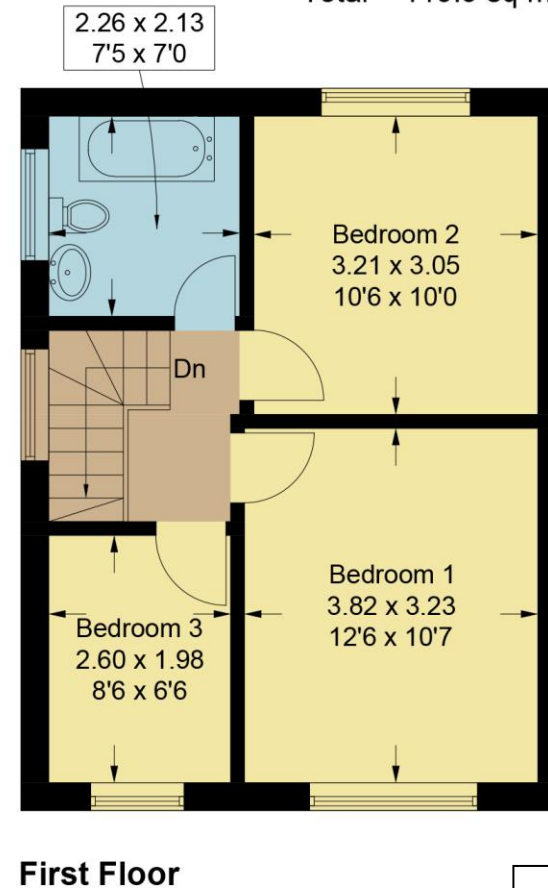
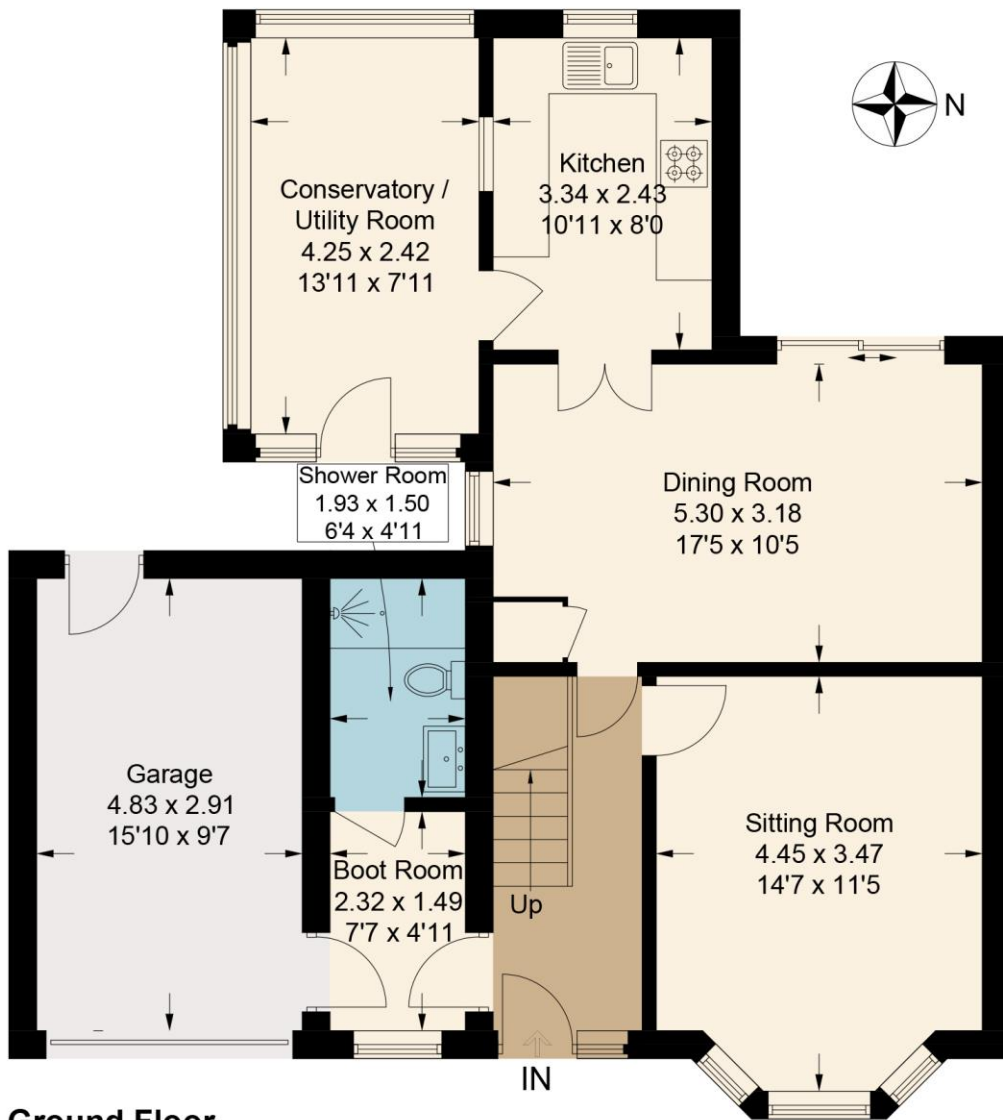
67 Plantation Road, Amersham, Buckinghamshire, HP6 6HW

An extended semi-detached family home conveniently situated less than a mile from Amersham station and town centre being sold with the benefit of lapsed planning permission (which could be reinstated) for a substantial side and rear extension with garage conversion and front porch. Situated on a corner plot, the well-presented property is ideally positioned within close proximity of highly regarded local schooling to include Woodside Junior and Dr Challoner's Grammar Schools offering bright and airy accommodation comprising: entrance hall, refitted ground floor shower room, boot room with fitted storage and door to the garage, 14ft bay fronted sitting room with underfloor heating, 17ft dining room with sliding door to the patio, fitted kitchen and a 13ft conservatory utility room. The first floor offers a landing leading to three generous bedrooms and a striking remodelled family bathroom. Externally, to the front there is an area of lawn and driveway parking for a number of vehicles leading to the garage which has an up and over door and power and light. There is gated side access to the south westerly facing rear garden which is mainly laid to lawn enclosed by fencing with a block paved patio area providing space for alfresco dining and outdoor entertaining. EPC Rating: D



67 Plantation Road

Approximate Gross Internal Area
 Ground Floor = 82.4 sq m / 887 sq ft
 (Including Garage)
 First Floor = 37.5 sq m / 404 sq ft
 Total = 119.9 sq m / 1,291 sq ft



TENURE: FREEHOLD
 COUNCIL TAX: BAND E



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Hunters

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd