



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**78 Station Road, Amersham, Buckinghamshire, HP7 0BD**  
**Guide Price £750,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
0655-2874-7443-9208-8435

### 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.



# 78 Station Road, Amersham, Buckinghamshire, HP7 0BD


A well-presented and deceptively spacious family home situated within walking distance of the station ideally placed for the amenities of both Old Amersham and Amersham on the Hill. Offering versatile accommodation over three floors and benefitting from a larger than average integral garage, which could be converted subject to the relevant consents, this townhouse is conveniently positioned within close proximity of highly regarded local schooling to include St. Mary's C of E Primary School and Dr Challoner's Grammar School. The property offers bright and airy accommodation to include: entrance hall, utility room, a 16ft sitting room with an open fireplace, large fitted kitchen with integrated appliances open to a separate dining room, master bedroom with an en-suite shower room and air conditioning, three further bedrooms, family bathroom and a ground floor shower room adjacent to another room which is currently being used as a family room but could be used as a study or ground floor bedroom. Externally, the property benefits from an integral garage, two concealed stores and driveway parking for several vehicles to the front. The generous westerly facing rear garden has been landscaped to provide two separate lawned areas with bushes and shrubs to borders, as well as two separate patio areas ideal for outdoor entertaining and alfresco dining. EPC Rating: C

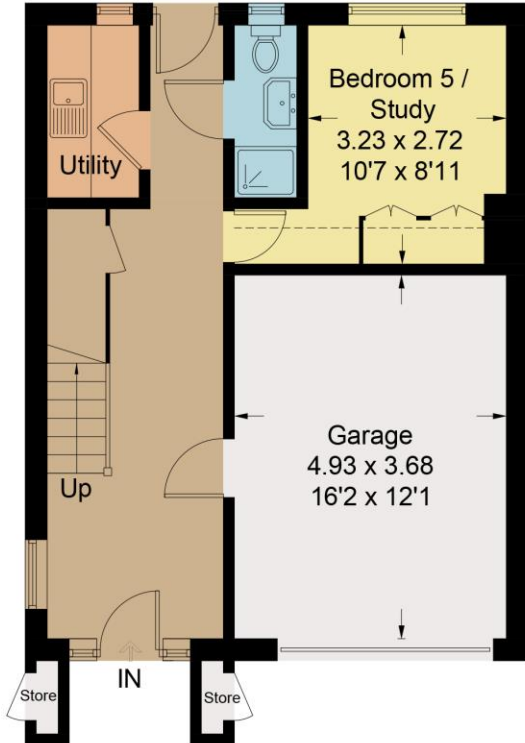


# 78 Station Road, HP7

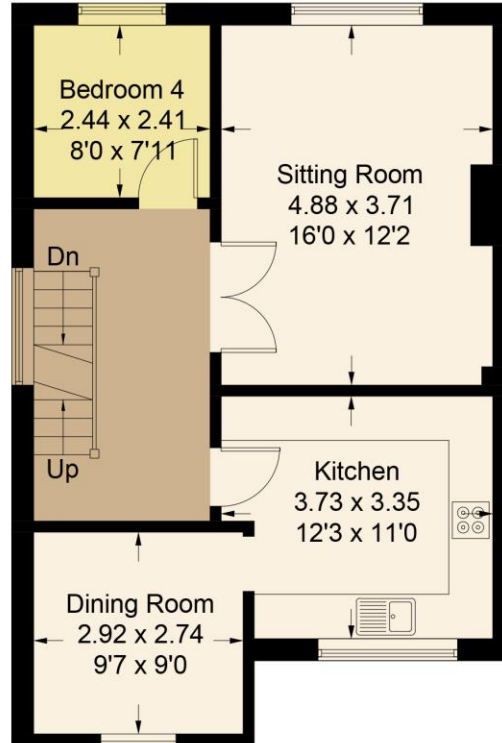
Approximate Gross Internal Area  
 Ground Floor = 52.4 sq m / 564 sq ft  
 First Floor = 55.9 sq m / 602 sq ft  
 Second Floor = 49.1 sq m / 528 sq ft  
 Total = 157.4 sq m / 1694 sq ft  
 (Excluding Stores)



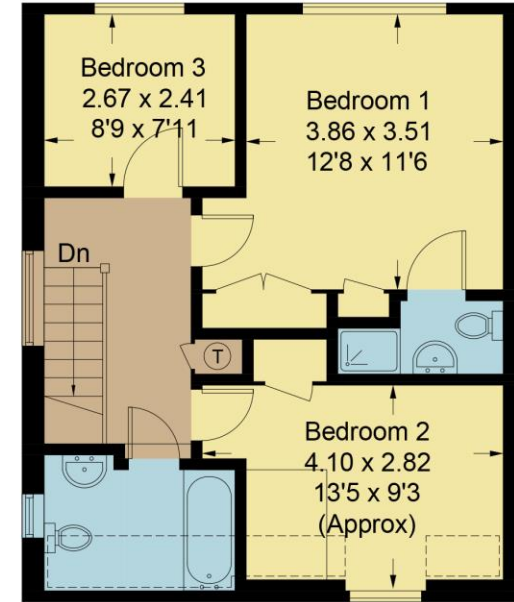
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

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.  
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**MATERIAL INFORMATION**  
 TENURE: FREEHOLD  
 COUNCIL TAX: BAND F

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.

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