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**1 The Beeches, Amersham, Buckinghamshire, HP6 5QJ**  
**Guide Price £1,295,000**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# 1 The Beeches, Amersham, Buckinghamshire, HP6 5QJ

A neatly presented and deceptively spacious family home on a generous plot of approximately one third of an acre in a sought after cul-de sac of only five detached properties conveniently situated just over a mile from the station, in close proximity of the town centre and highly regarded local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. Coming to the market for the first time in over 25 years, with its quadruple garage, this charming property provides bright and airy accommodation approaching 2,700 sqft inclusive, along with a south westerly facing rear garden measuring in excess of 230ft. With potential for further enlargement and remodelling, subject to the relevant consents, the current accommodation comprises: storm porch, entrance hall, cloakroom, triple aspect study with built in cupboards, 19ft double aspect sitting room with wood burning stove and doors to a separate 14ft dining room leading to 18ft kitchen breakfast room, utility room and a fabulous 21ft conservatory garden room with bi-folding doors, underfloor heating and electric blinds. The first floor offers a spacious landing leading to a family bathroom and four bedrooms all with fitted cupboards. The 18ft principal bedroom benefits from an en-suite bathroom and along with the second guest bedroom has access to a rear balcony overlooking the delightful rear garden. Externally to the front, there is a large lawned area with flower beds and a generous driveway providing parking for several vehicles leading to a detached 30ft quadruple garage with electric up and over door, power, light and eaves storage. The beautiful south westerly facing rear garden is divided into three sections and is a particularly stunning feature of this property. There is a large patio with a water feature and a well-maintained lawn with flower beds and shrubs to borders, beyond which is an orchard with an array of fruit trees to include pear, plum, cherry and apple trees. EPC Rating: C



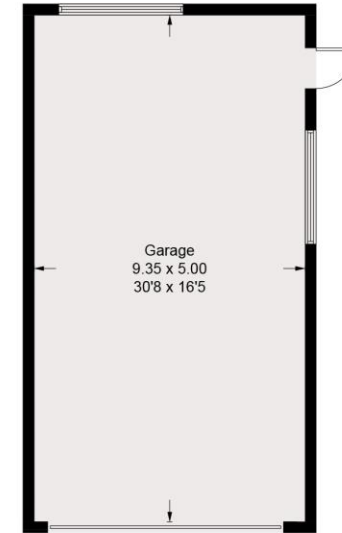
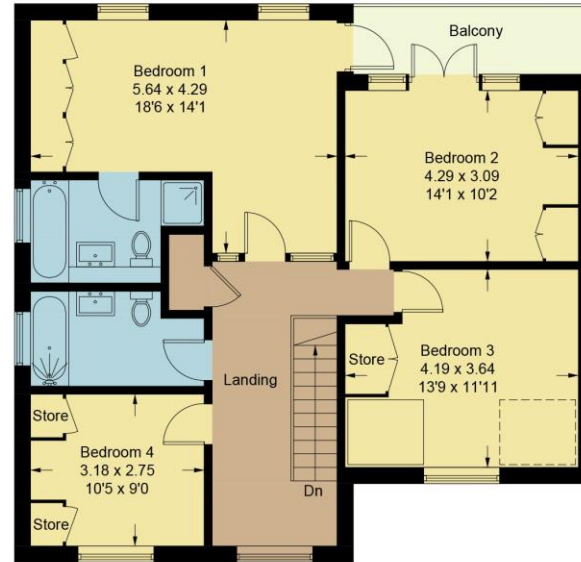
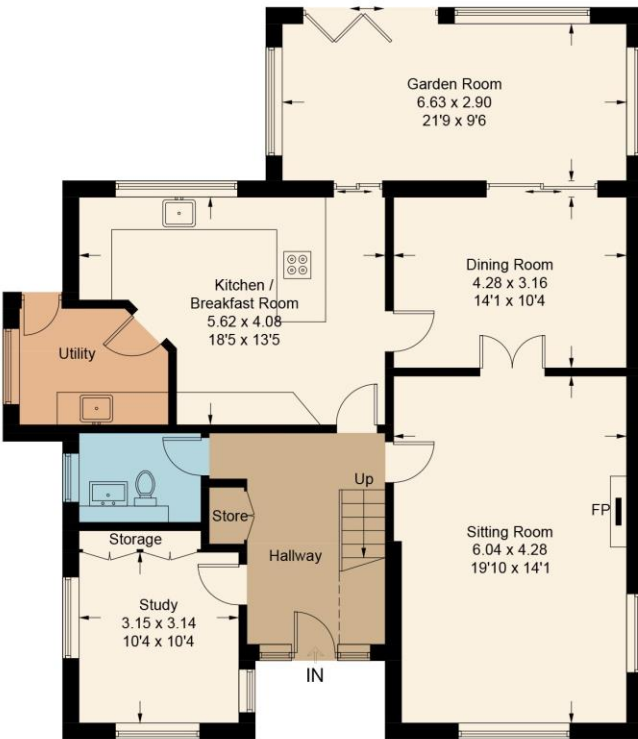
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Approximate Gross Internal Area  
 Ground Floor = 116.9 sq m / 1,258 sq ft  
 First Floor = 86.1 sq m / 927 sq ft  
 Garage = 46.7 sq m / 503 sq ft  
 Total = 249.7 sq m / 2,688 sq ft



Garden  
 Extends To  
 71.32 (234'0)

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



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 G

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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