



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

**Brooksby, Mayhall Lane, Chesham Bois, Amersham, HP6 5NR**  
**Guide Price £1,100,000**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	53
(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.

**HUNTERS**



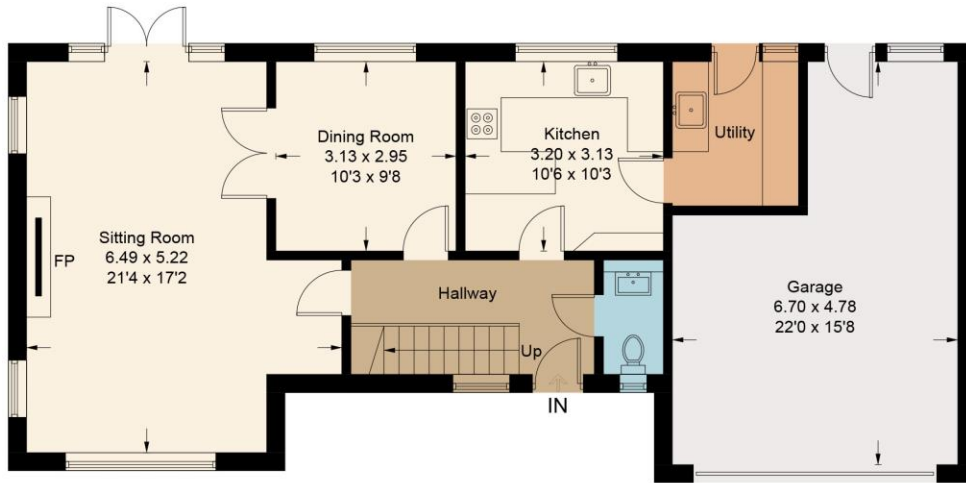
# Brooksby, Mayhall Lane, Chesham Bois, Amersham, HP6 5NR

A charming and delightful family home coming to the market for the first time in over 40 years positioned in a small lane of only four detached houses within the sought after village of Chesham Bois, conveniently situated less than a mile from the town centre and station in very close proximity of highly regarded schooling to include The Beacon and Our Lady's Catholic Primary Schools as well as the nearby schools of Chestnut Lane, Elangeni, Dr Challoner's and Chesham Grammar. With the benefit of no onward chain, this neatly presented property offers potential for enlargement and remodelling, subject to the relevant consents, whilst providing bright and airy accommodation currently comprising: storm porch, entrance hall, cloakroom, refitted kitchen, utility room, dining room with double doors opening to a triple aspect 21ft sitting room with feature fireplace and access to the southerly facing garden and patio. The first floor provides a landing leading to a 16ft principal bedroom with fitted wardrobes, three further bedrooms and a family bathroom. Externally, the front garden has been mainly laid to lawn with an array of flowers, shrubs, and bushes as well as driveway parking for a number of vehicles leading to a larger than average garage with up and over door, power, light and a water tap. Gated side access leads to the secluded southerly facing rear garden which is mainly laid to lawn, enclosed by trees, and fencing and flower beds. There is also a garden shed and large patio area ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: E

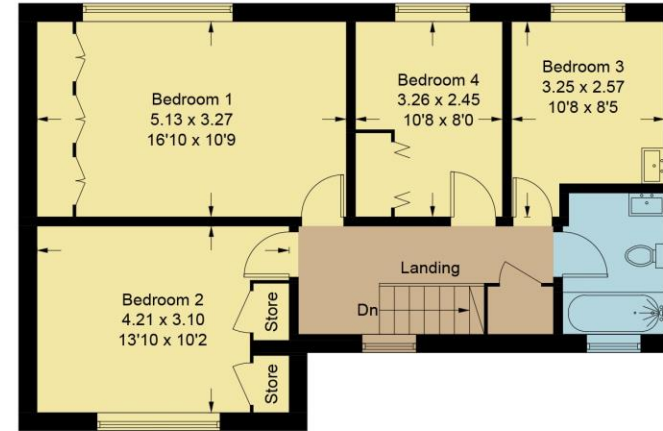


# Brooksby, Mayhall Lane, Amersham, HP6 5NR

Approximate Gross Internal Area  
 Ground Floor = 66.2 sq m / 712 sq ft  
 First Floor = 59.8 sq m / 644 sq ft  
 Garage = 26.2 sq m / 282 sq ft  
 Total = 152.2 sq m / 1,638 sq ft



**Ground Floor**



**First Floor**



**MATERIAL INFORMATION**  
 TENURE: FREEHOLD  
 COUNCIL TAX: BAND G

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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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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