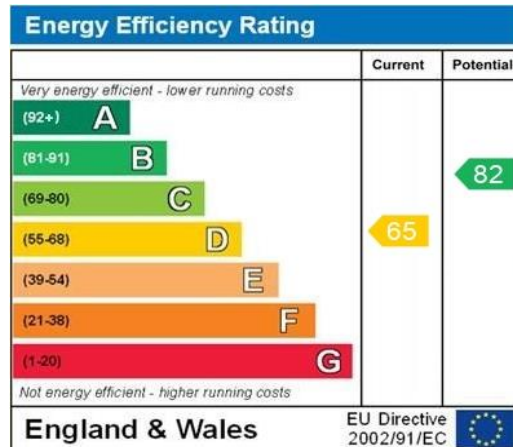




HUNTERS[®]
HERE TO GET *you* THERE

3 Hollow Way Lane, Chesham Bois, Amersham, HP6 6DJ
Guide Price £1,195,000



THINKING OF SELLING?

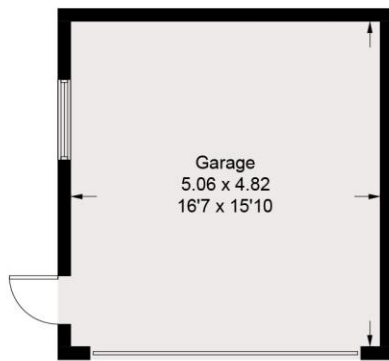
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national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



3 Hollow Way Lane, Chesham Bois, Amersham, HP6 6DJ

A beautifully presented five bedroom detached family home conveniently situated within close proximity of highly regarded schooling including Chesham Bois C of E Primary and Dr Challoner's Grammar Schools yet positioned just over a mile from the station and town centre. Having been tastefully modernised and updated by the current owners, the very well-presented property has been maintained and refurbished to a high standard providing bright and airy accommodation comprising: porch, entrance hall, cloakroom, 19ft double aspect sitting room, snug with door to the garden, a stylish 23ft kitchen dining room with underfloor heating and breakfast bar, and a separate utility room. The first floor provides a landing leading to a remodelled family bathroom and five generous bedrooms, with the principal bedroom benefitting from a refitted en-suite shower room. Externally, to the front there is a large driveway providing parking for several vehicles with a small area of lawn and a detached double garage with up and over door, power and light. The wrap around side and rear gardens are mainly laid to lawn with raised beds, two patio areas, with flowers and shrubs to borders enclosed by timber fencing. EPC Rating: D



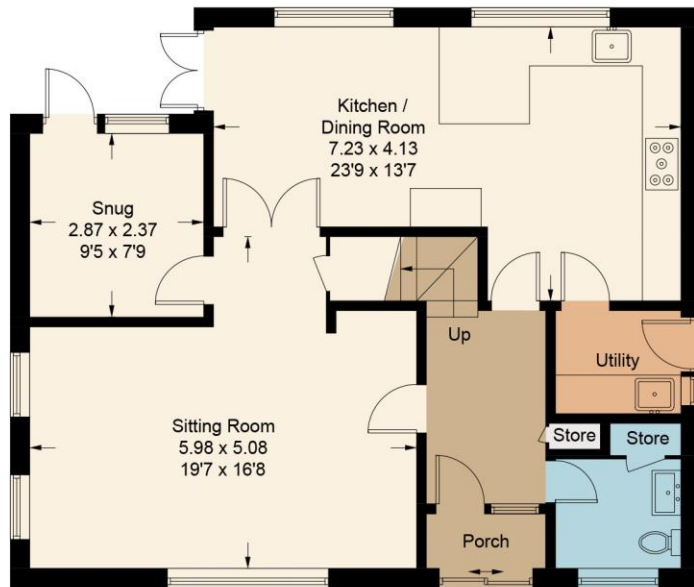


(Not Shown In Actual Location / Orientation)



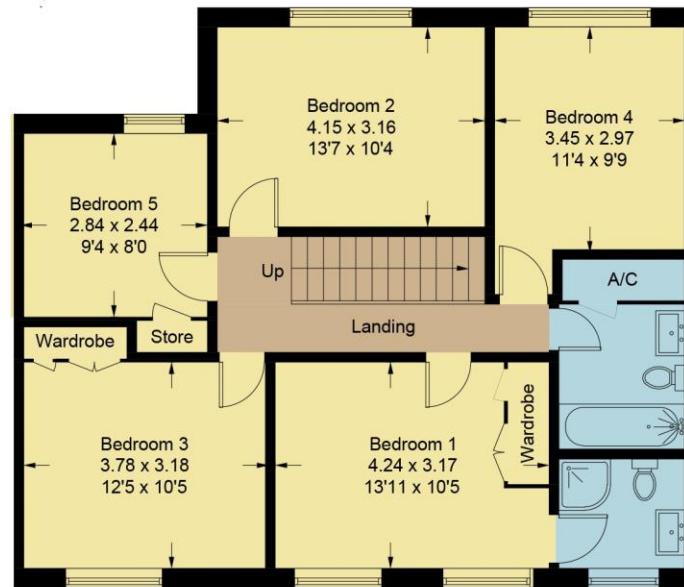
3 Hollow Way Lane, Amersham

Approximate Gross Internal Area
 Ground Floor = 80.8 sq m / 870 sq ft
 First Floor = 81.1 sq m / 873 sq ft
 Garage = 24.2 sq m / 260 sq ft
 Total = 186.1 sq m / 2,003 sq ft



Ground Floor

IN



First 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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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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