




HUNTERS[®]
HERE TO GET *you* THERE

7 White Lion Road, Amersham, Buckinghamshire, HP7 9HX
Guide Price £650,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	64
(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.



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A large and well-presented four bedroom semi-detached family home providing over 1600sq ft of accommodation over three floors, conveniently situated for the amenities and stations of both Amersham and Little Chalfont. Ideally positioned within close proximity of highly regarded local schools including St Georges C of E, Woodside Junior and Dr Challoner's Grammar Schools, the bright and airy property offers deceptively spacious accommodation comprising: porch, inner hall, 24ft sitting room, 15ft L-shaped dining room/study area, 14ft kitchen, utility and cloakroom. The first and second floors offer a modern family bathroom with four bedrooms and a bonus play room which could be converted into a walk-in-wardrobe or en-suite bathroom. Externally, there is driveway parking and a small courtyard garden to the front whilst the southwest facing rear garden measuring approximately 65ft in length is mainly laid to lawn with a patio area ideal for outdoor entertaining and alfresco dining. EPC Rating: D



7 White Lion Road, Amersham

Approximate Gross Internal Area
 Ground Floor = 73.6 sq m / 792 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Second Floor = 17.8 sq m / 191 sq ft
 Total = 153.2 sq m / 1648 sq ft



Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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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