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32 Quarrendon Road, Amersham, Buckinghamshire, HP7 9EF
Guide Price £900,000



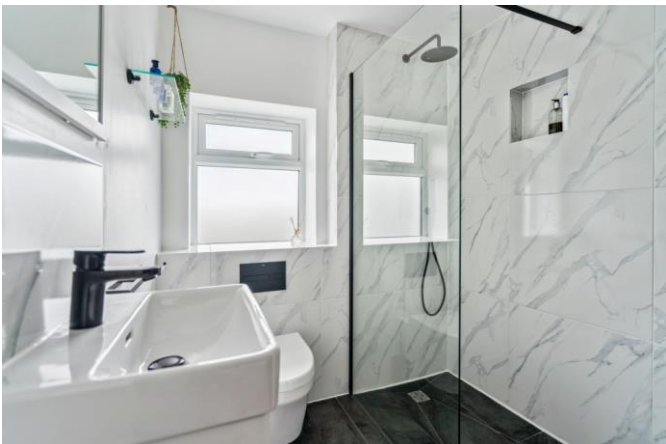
THINKING OF SELLING?

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.

HUNTERS

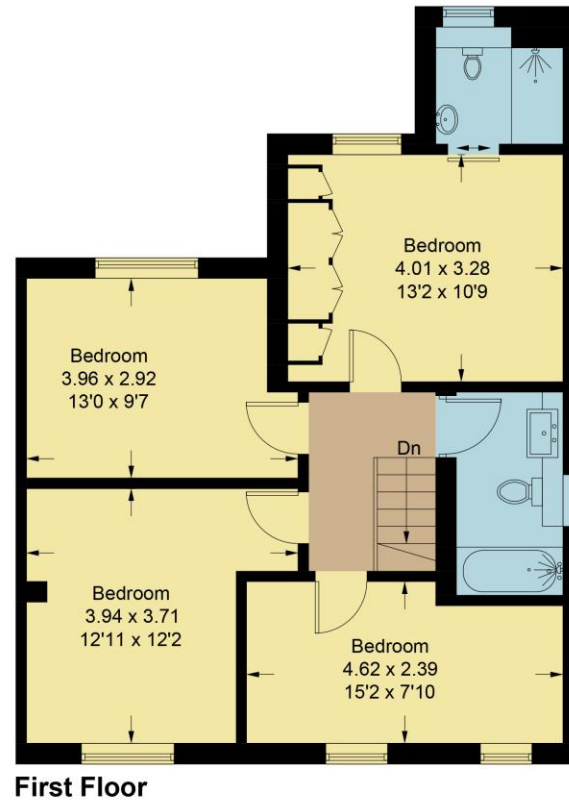
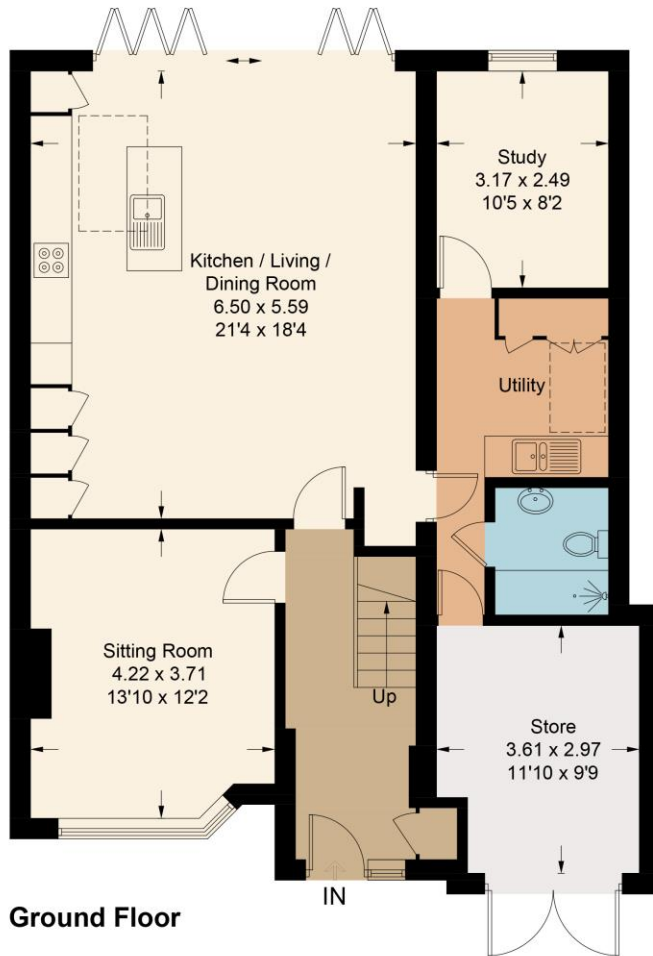
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A beautifully presented and deceptively spacious four double bedroom semi-detached family home boasting over 1,700 square feet of high quality and versatile accommodation conveniently situated in a sought after location approximately a mile from the town centre and station, within close proximity of highly regarded schooling to include Dr Challoner's Grammar School. This stylish and contemporary property has been cleverly extended and modernised to a very high standard by the current owners with today's modern lifestyle of open plan living in mind. The immaculate home offers bright and airy accommodation comprising: entrance hall with herringbone flooring which continues to a stunning open plan 21ft kitchen living dining room with feature island, skylight, and bi-folding doors to the garden, utility room, study which could be a family room or ground floor bedroom, shower room, and a bay fronted sitting room with bespoke fitted units, shelving and plantation shutters. The first floor offers a landing leading to a 13ft principal bedroom with fitted wardrobes and an ensuite shower room, three further double bedrooms, and a striking family bathroom. Externally, the front has been landscaped to provide driveway parking with flowers and shrubs to borders, with double doors to the integral store (previously the garage). The beautifully landscaped westerly facing rear garden is mainly laid to lawn with an array of flowers, shrubs and trees to borders enclosed by timber fencing with patio and decked areas, ideal for outdoor entertaining and alfresco dining. EPC Rating: C



32 Quarrendon Road

Approximate Gross Internal Area
 Ground Floor = 96.4 sq m / 1,038 sq ft
 First Floor = 63.3 sq m / 681 sq ft
 Total = 159.7 sq m / 1,719 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE: FREEHOLD
COUNCIL TAX: BAND E



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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