



HUNTERS[®]
HERE TO GET *you* THERE

12 Eagle Close, Amersham, Buckinghamshire, HP6 6TD
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

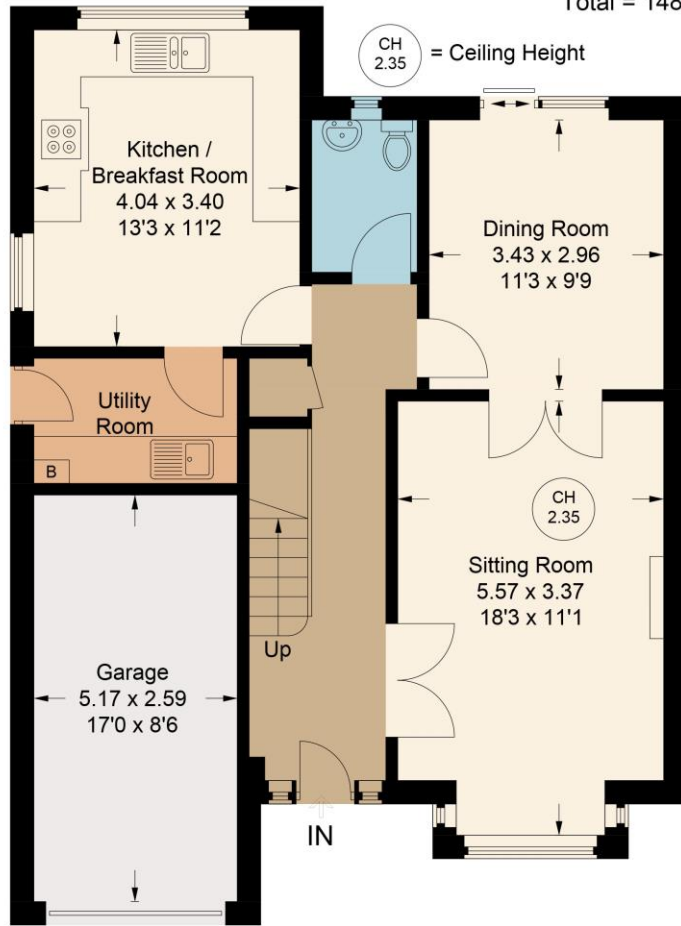
12 Eagle Close, Amersham, Buckinghamshire, HP6 6TD

A well-presented four double bedroom detached family home situated in a most sought after cul-de-sac approximately a mile and half from the station and town centre. With a wooded outlook to the rear and backing onto farmlands and nearby Chiltern countryside, this delightful family home measuring 1600 sq. ft. (including the garage) is ideally positioned within close proximity of highly regarded local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The bright and airy property offers neatly presented accommodation comprising: entrance hall, cloakroom, 18ft bay fronted sitting room with feature fireplace and double doors to the dining room, kitchen breakfast room, utility with door to the side. The first floor offers a galleried landing leading to a 15ft principle bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms and a separate family bathroom. Externally to the front, the property has an area of lawn, driveway parking for a couple of vehicles and an integral garage with up and over door and power and light. Gated side access leads to the well maintained mature rear garden which is mainly laid to lawn with trees, bushes, flowers and shrubs to borders, along with a patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: D

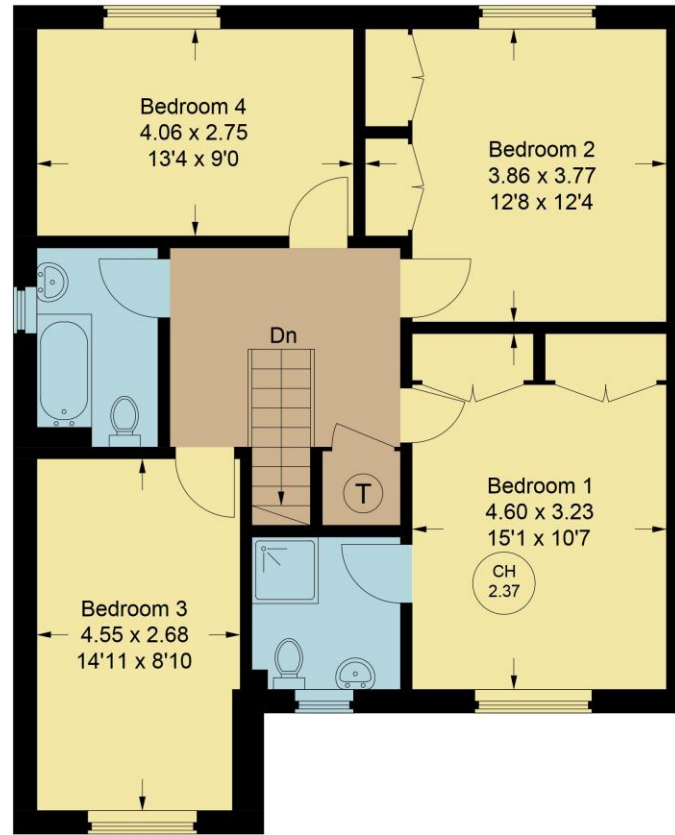


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Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 71.9 sq m / 774 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 148.7 sq m / 1600 sq ft



Ground Floor



First Floor

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.

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

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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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