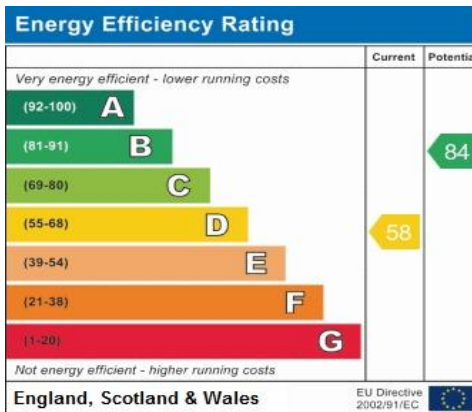




HUNTERS[®]
HERE TO GET *you* THERE

St. Catherins, 9 Parkfield Avenue, Amersham, Buckinghamshire, HP6 6BE
Guide Price £1,100,000



Reference:
1439-2827-7000-0905-4222

THINKING OF SELLING?

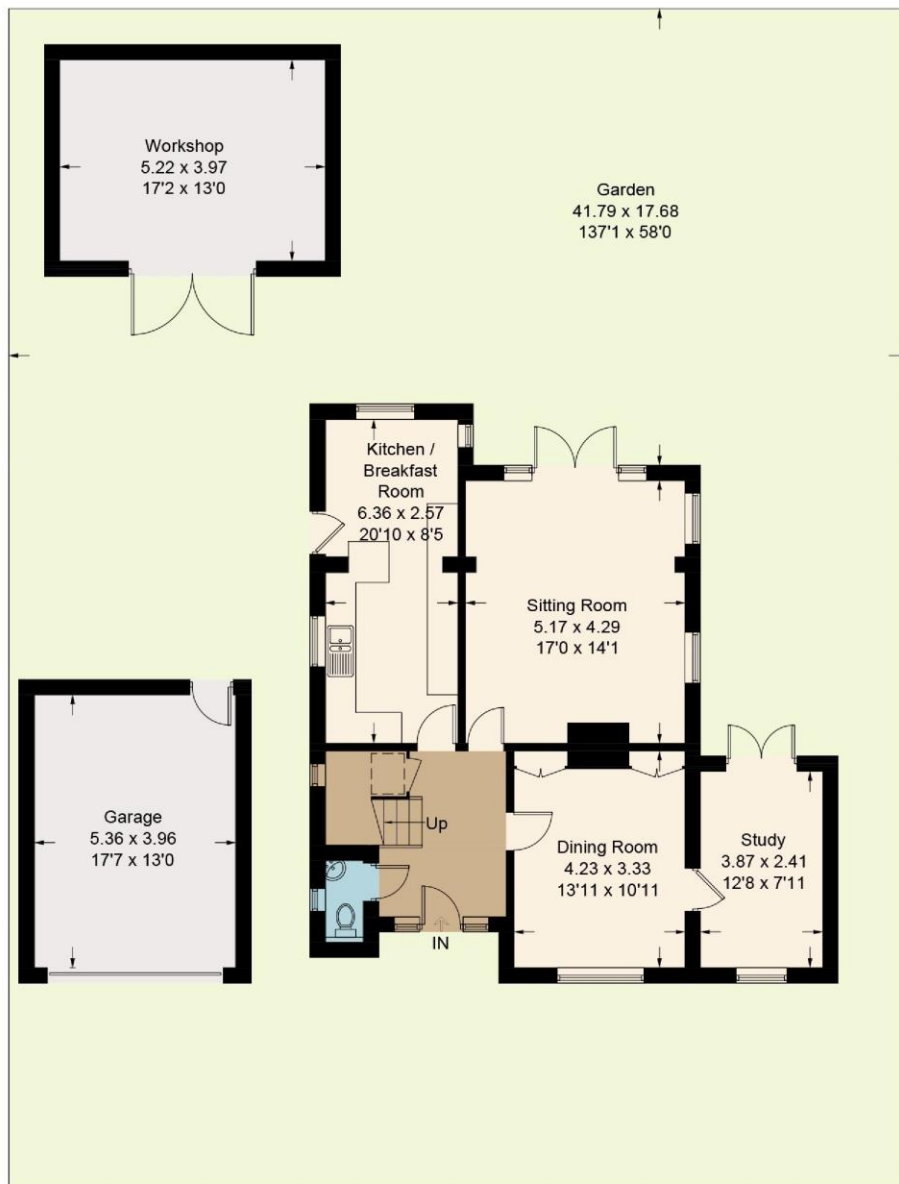
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national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



St. Catherins, 9 Parkfield Avenue, Amersham, Buckinghamshire, HP6 6BE

A rare opportunity to purchase a characterful detached family home positioned on a generous plot of just over a quarter of an acre, situated within a short walk of the town centre and Amersham Train Station, in a hugely sought after tree lined avenue, within close proximity of highly regarded local schooling including; Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The charming property has been in the same family since 1977 and now provides tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, whilst offering a great opportunity to create a fantastic home which can be personalised to individual taste. The accommodation comprises: entrance hall, cloakroom, spacious under stairs cupboard, 17ft double aspect sitting room with feature fireplace and doors to the garden, separate dining room with fireplace, study and a 20ft kitchen breakfast room with door to the side. The first floor provides a master bedroom with en-suite shower room and walk in wardrobe, two further double bedrooms and a family bathroom. Externally, the front garden provides driveway parking for several vehicles, leading to a large detached garage. There are shrubs and bushes to the borders with gated side access to the generous easterly facing rear garden which is a particular feature of the property extending to approximately 137ft in length being mainly laid to lawn with flower beds, raised vegetable beds and hedges to borders along with a patio area ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D





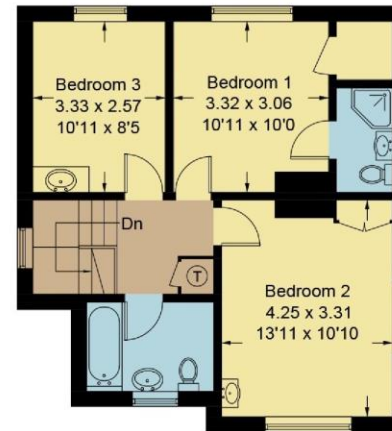
Ground Floor

9 Parkfield Avenue

Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 First Floor = 50.8 sq m / 547 sq ft
 Garage = 21.6 sq m / 233 sq ft
 Workshop = 20.9 sq m / 225 sq ft
 Total = 171.5 sq m / 1,847 sq ft



= Reduced headroom below 1.5m / 5'0"



First Floor

MATERIAL INFORMATION
 TENURE: FREEHOLD
 COUNCIL TAX: BAND G
 NB: Photos Taken March 2021

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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