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14 Chestnut Close, Amersham, Buckinghamshire, HP6 6EQ
Guide Price £995,000



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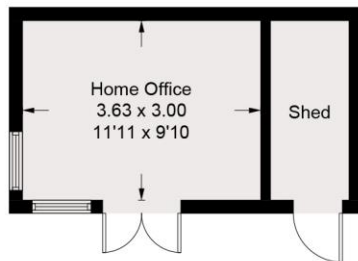
A beautifully presented and very well extended four-bedroom semi-detached family home situated in a sought-after cul-de-sac location less than a mile from the station and town centre within very close proximity of highly regarded local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The charming property has been refurbished to a high standard by the current owners and now offers bright and airy accommodation comprising: entrance hall, 21ft sitting room with wood burning stove and folding doors to a striking 26ft kitchen dining room with feature breakfast bar, skylight and sliding patio doors to the garden, large utility room with courtesy door to the side, cloakroom, four bedrooms, refitted bathroom and a large remodelled shower room. Externally, the property benefits from driveway parking to the front with bushes and shrubs to borders with gated side access to the rear. Benefitting from a detached home office and garden shed, the south westerly facing rear garden is mainly laid to lawn with a large flagstone patio providing space for a range of garden furniture and an ideal area for alfresco dining and outdoor entertaining. EPC Rating: C

NB: There is approved planning consent for a two storey front infill extension with roof alterations, rear dormer and front rooflights. For further details, please visit the Buckinghamshire Council Planning Portal under ref: Ref. No: PL/24/0077/FA

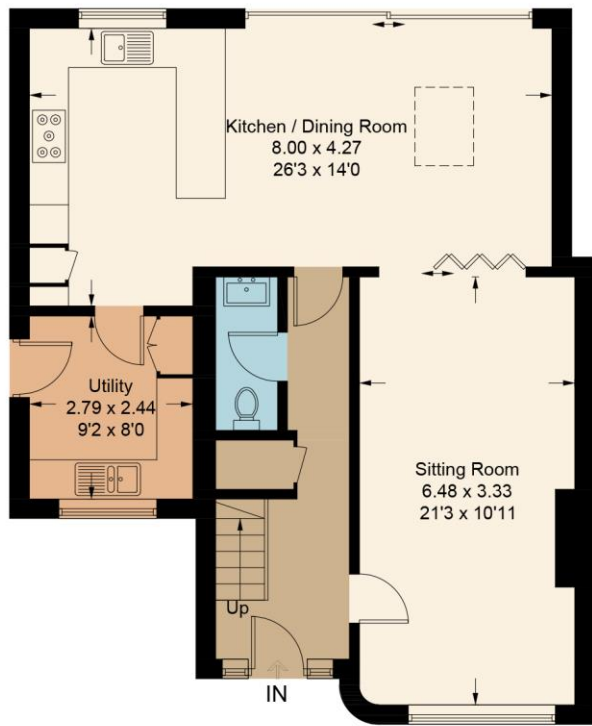


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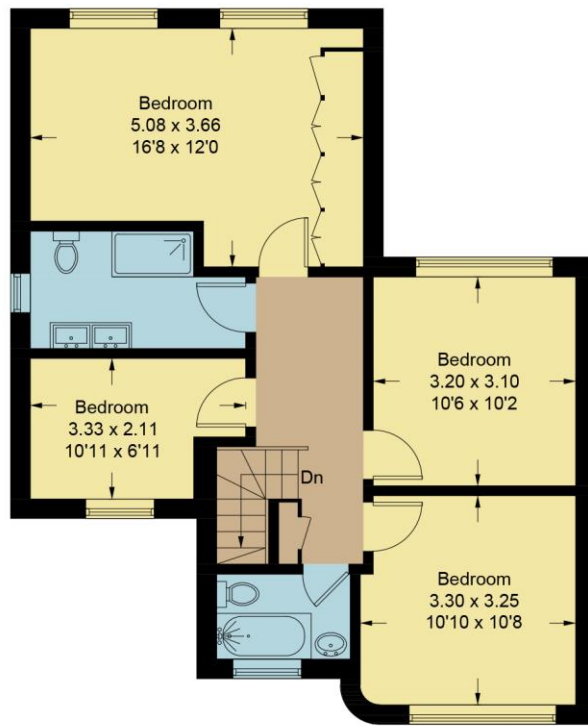
Approximate Gross Internal Area
 Ground Floor = 75.5 sq m / 813 sq ft
 First Floor = 63.5 sq m / 683 sq ft
 Outbuildings = 13.3 sq m / 143 sq ft
 Total = 152.3 sq m / 1,639 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



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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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		82
(81-91) B		
(69-80) C	70	
(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

ESTAS

AWARDS 2023

★★★★★

BEST IN
POSTCODE HP6

SALES

HUNTERS
AMERSHAM & CHESHAM

TENURE: FREEHOLD
 COUNCIL TAX: BAND E

HUNTERS

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