




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Sundial House, 85 White Lion Road, Amersham, Buckinghamshire, HP7 9JR**  
**Guide Price £599,950**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>58</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.



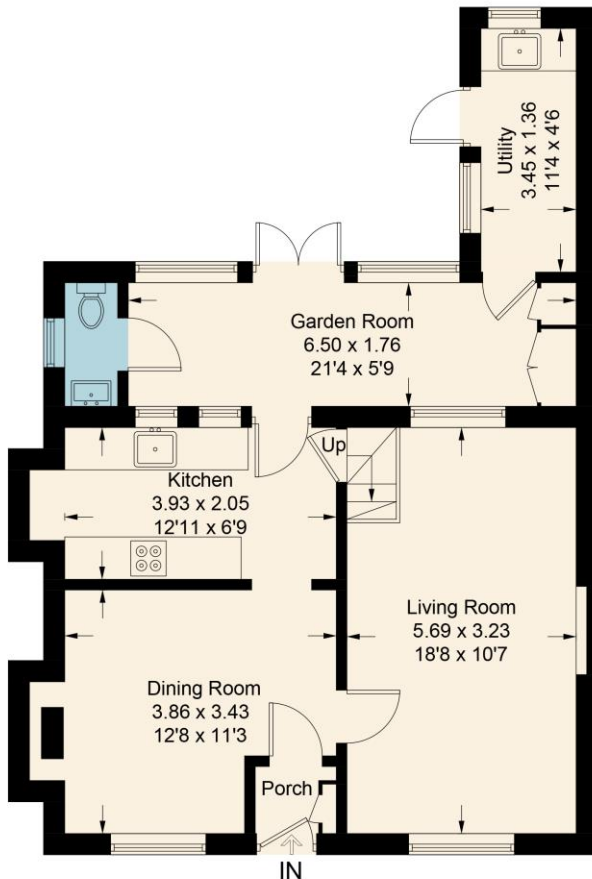
# Sundial House, 85 White Lion Road, Amersham, Buckinghamshire, HP7 9JR

Sundial House is a charming and characterful three double bedroom property with the benefit of parking to the rear, ideally situated for the amenities and stations of both Amersham and Little Chalfont within close proximity of highly regarded local schools including St George's C of E Infant, Woodside Junior and Dr Challoner's Grammar Schools. Offering potential to extend and remodel, subject to the relevant consents, this delightful period property boasts various features throughout including leaded windows, exposed brickwork, latched doors, exposed beams and timbers, feature fireplaces and stoves. The bright and airy accommodation comprises: porch, 18ft dual aspect sitting room with feature fireplace, separate dining room with wood burning stove, fitted kitchen with feature stove, utility room, cloakroom and a 21ft wide garden room with double doors to the southerly backing garden. The first floor offers three double bedrooms and a larger than average family bathroom. Externally, the property benefits from a small low maintenance front garden and a good sized south west facing rear garden which is mainly laid to lawn with shrubs and bushes to borders along with a timber garden shed and patio area ideal for outdoor entertaining and alfresco dining. There is off road parking to the rear for one vehicle which can be accessed via a driveway to the left of Sundial House. EPC Rating: D

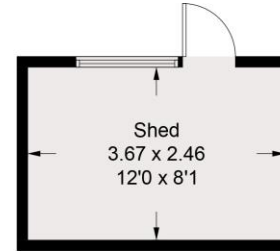


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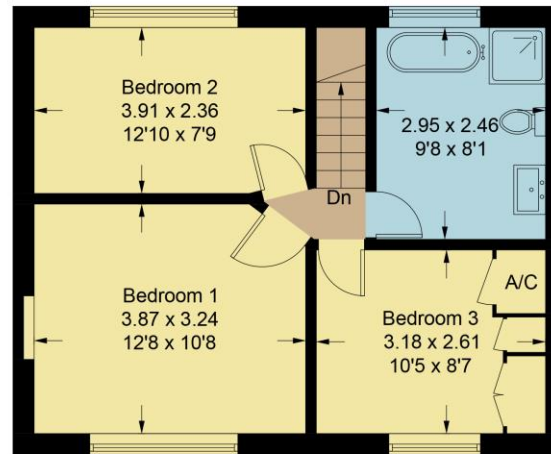
Approximate Gross Internal Area  
 Ground Floor = 63.2 sq m / 680 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Shed = 8.9 sq m / 96 sq ft  
 Total = 113.9 sq m / 1,226 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**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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**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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