

# HUNTERS®

HERE TO GET *you* THERE

## The Worthies, High Street, Old Amersham, Bucks, HP7 0DJ Guide Price £525,000



A rare opportunity to purchase a very well presented two-bedroom property, situated in an exclusive gated mews style development just off the historic High Street of Old Amersham, ideally positioned within easy reach of a host of boutiques and eateries. With the benefit of no onward chain this delightful property is suitable for a first-time buyer, discerning downsizer, buy-to-let investor or as a pied-à-terre. The bright and airy accommodation comprises, entrance hall, fitted kitchen with integrated appliances, 14ft living room with feature fireplace and built in cupboards, open to a conservatory with doors to the courtyard garden. The first floor offers two bedrooms and a modern family bathroom. Externally to the front, there is an allocated parking space within a carport and a small front garden with flowers and shrubs. The low maintenance westerly facing courtyard rear garden provides space for outdoor entertaining and alfresco dining along with a small garden shed. CHAIN FREE. EPC Rating: C

8 Hill Avenue, Amersham, HP6 5BW  
T: 01494 723322 F: 01494 723332  
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE  
T: 01494 775544 F: 01494 774525  
E: chesham@hunters.com







### The Worthies, High Street

Approximate Gross Internal Area (Excluding Carport)  
 Ground Floor = 37.1 sq m / 399 sq ft  
 First Floor = 29.9 sq m / 322 sq ft  
 Total = 67.0 sq m / 721 sq ft

#### MATERIAL INFORMATION

TENURE: FREEHOLD  
 COUNCIL TAX: BAND F  
 ESTATE CHARGE: £320 per annum

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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.