

# HUNTERS®

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## White Lion Road, Amersham, Buckinghamshire, HP7 9JR Guide Price £400,000



A well-presented two double bedroom end of terrace cottage conveniently situated for the amenities and stations of both Amersham and Little Chalfont being an ideal purchase for a first time buyer, buy-to-let investor, or discerning downsizer. Positioned within close proximity of highly regarded local schools including St Georges C of E, Woodside Junior and Dr Challoner's Grammar Schools the bright and airy property comprises: a 23ft open plan sitting dining room with feature fireplace, refitted kitchen with under floor heating, utility area and a ground floor shower room. The first floor offers two double bedrooms and a stylish remodelled ensuite bathroom with under floor heating. Externally, there is a low maintenance courtyard garden to the front whilst the southwest facing rear garden is mainly laid to lawn with flowers, bushes and shrubs to borders. There is a garden store and a patio area ideal for outdoor entertaining and alfresco dining. EPC Rating: D

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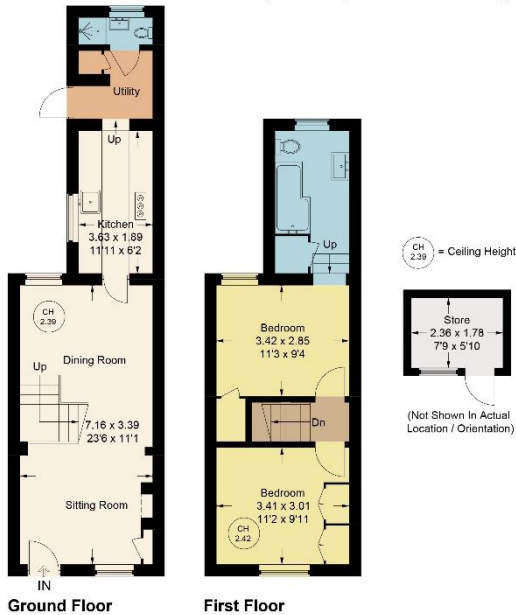
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### 77 White Lion Road, Amersham

Approximate Gross Internal Area  
 Ground Floor = 37.6 sq m / 405 sq ft  
 First Floor = 31.8 sq m / 342 sq ft  
 Store = 4.2 sq m / 45 sq ft  
 Total = 73.6 sq m / 792 sq ft



#### MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND D

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