



HUNTERS[®]
HERE TO GET *you* THERE

**Chestnut Cottage, 2A Green Lane, Chesham Bois, Amersham, HP6 5LN
Guide Price £895,000**



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

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.



Chestnut Cottage, 2A Green Lane, Chesham Bois, Amersham, HP6 5LN

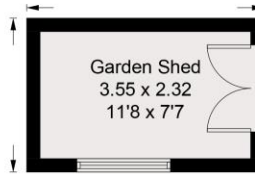
A rare opportunity to purchase a modern detached family home set behind a five bar gate at the end of a private drive in a tucked away position within Chesham Bois in close proximity of highly regarded local schools to include Chesham Bois C of E School, Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The well-presented property is conveniently situated within walking distance of the town centre, station and nearby countryside walks being ideal for either a young growing family or a discerning downsizer as it was built in 2021 by the current owners and benefits from the remainder of an LABC warranty. The bright and airy property offers stylish and contemporary accommodation in excess of 1600 sq. ft comprising: entrance hall, cloakroom, 20ft triple aspect sitting room with feature multi fuel stove and bi-folding doors to the garden, 21ft kitchen living dining room with bi-folding doors to the patio and a separate utility room. The first floor offers a generous landing with fitted storage leading to a striking family bathroom and three double bedrooms, with the principle bedroom enjoying an ensuite shower room. Externally, there is a generous gravel driveway providing parking for several vehicles with gated access to the rear garden which is mainly laid lawn with trees and shrubs to borders. There is a garden shed and a spacious patio area ideal for outdoor entertaining and alfresco dining. EPC Rating: B

*** NB: TIMBER FRAMED CONSTRUCTION – if obtaining a mortgage, please consult with your Mortgage Broker/Lender for this property type prior to booking a viewing. ***



Chestnut Cottage, 2A Green Lane, Amersham, HP6 5LN

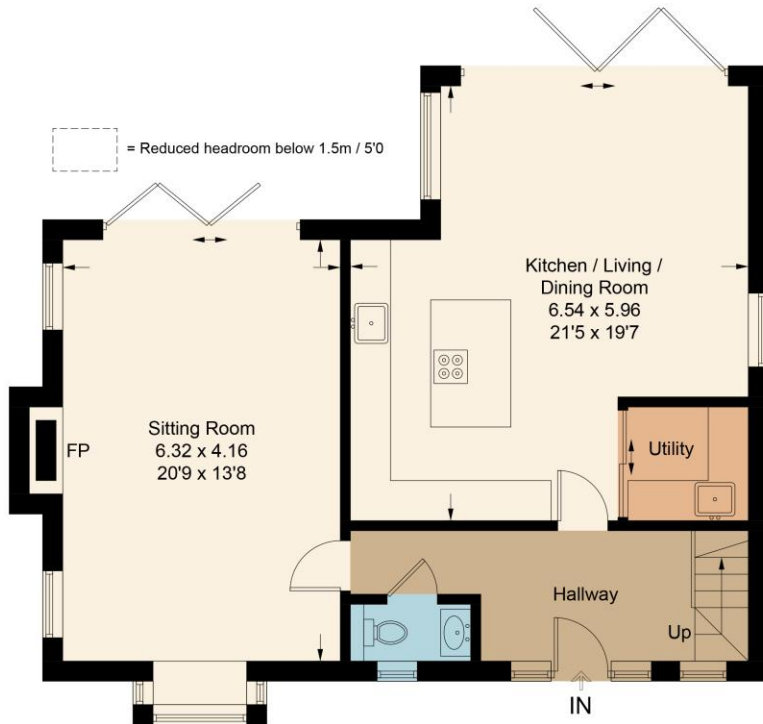
Approximate Gross Internal Area
 Ground Floor = 77.0 sq m / 829 sq ft
 First Floor = 75.1 sq m / 808 sq ft
 Garden Shed = 6.0 sq m / 64 sq ft
 Total = 158.1 sq m / 1701 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground 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.
 © CJ Property Marketing Ltd Produced for Hunters

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

