

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

**River Haven, 113 High Street, Old Amersham, HP7 0DY**  
**Guide Price £850,000**





**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.



# River Haven, 113 High Street, Old Amersham, HP7 0DY

A charming and characterful Grade II listed property with spacious accommodation over three floors situated on the High Street in the historic market town of Old Amersham, with its numerous restaurants, boutiques and eateries within close proximity of highly regarded local schooling to include St Mary's C of E Primary and Dr Challoner's Grammar Schools. With the benefit of a complete onward chain this delightful property boasts many period features including an inglenook fireplace, latched doors and exposed beams and timbers whilst providing contemporary accommodation to suit today's modern lifestyle of open plan living. The stylish property offers: entrance porch, a cosy sitting room with feature inglenook fireplace, utility, cloakroom and a striking 35ft kitchen living dining room with underfloor heating, vaulted ceiling, log burner and bi-folding doors to the garden. The first and second floors provide three double bedrooms and an attractive remodelled family bathroom with exposed brickwork and skylight. Externally, the property benefits from a beautifully landscaped rear garden which is a stunning feature of this property with an array of colourful bushes and shrubs, two separate seating areas to sit back, relax and enjoy the tranquil sound of the River Misbourne running at the end of the garden. EPC Rating: Exempt



# River Haven, 113 High Street, Old Amersham, HP7 0DY

Approximate Gross Internal Area  
 Ground Floor = 694 sq ft / 64.5 sq m  
 First Floor = 416 sq ft / 38.7 sq m  
 Second Floor = 152 sq ft / 14.1 sq m  
 Total = 1263 sq ft / 117.3 sq m



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.

## MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

EPC RATING: EXEMPT

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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