



HUNTERS[®]
HERE TO GET *you* THERE

18 Millshot Drive, Amersham, Buckinghamshire, HP7 9DG
Guide Price £825,000



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.

HUNTERS

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A rare opportunity to purchase an attractive three double bedroom detached family home on a generous plot with delightful views to the front conveniently situated within a mile of the station and town centre, in close proximity of fabulous local schooling to include St Mary's C of E Primary School and Dr Challoner's Grammar School. With no onward chain, the property requires modernisation and updating but offers tremendous potential for further enlargement and improvement, subject to the relevant consents, whilst providing bright and airy accommodation comprising: storm porch, entrance hall, bay fronted sitting room with feature fireplace, separate dining room, fitted kitchen with door to the rear, utility, cloakroom, three double bedrooms, family bathroom and a separate wc. Externally, the property benefits from a lawned area to the front with gated driveway parking for a number of vehicles leading to the integral garage with electric up and over door. There is also gated side access leading to the generous rear garden measuring in excess of 140ft which is mainly laid to lawn with a patio area and separate garden shed. CHAIN FREE. EPC Rating: D



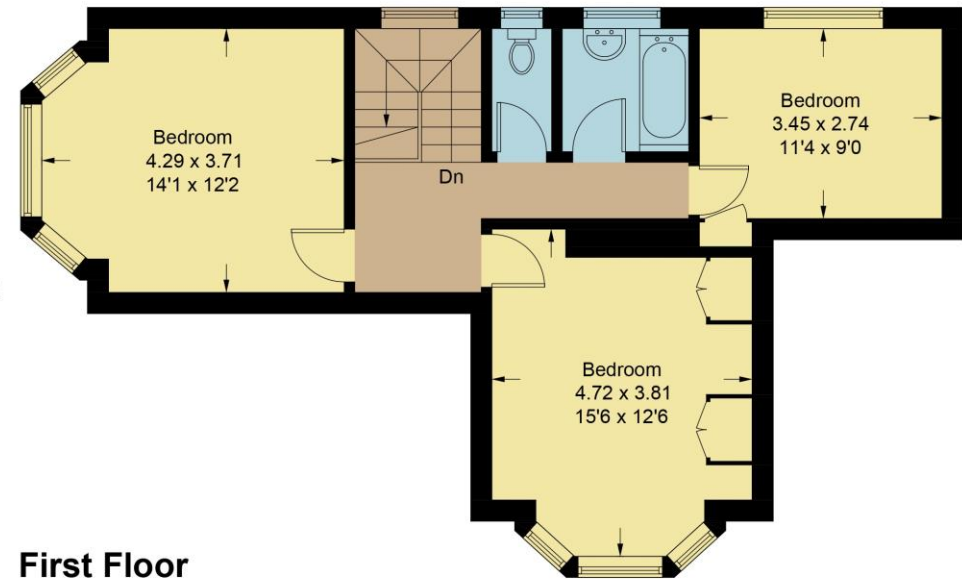
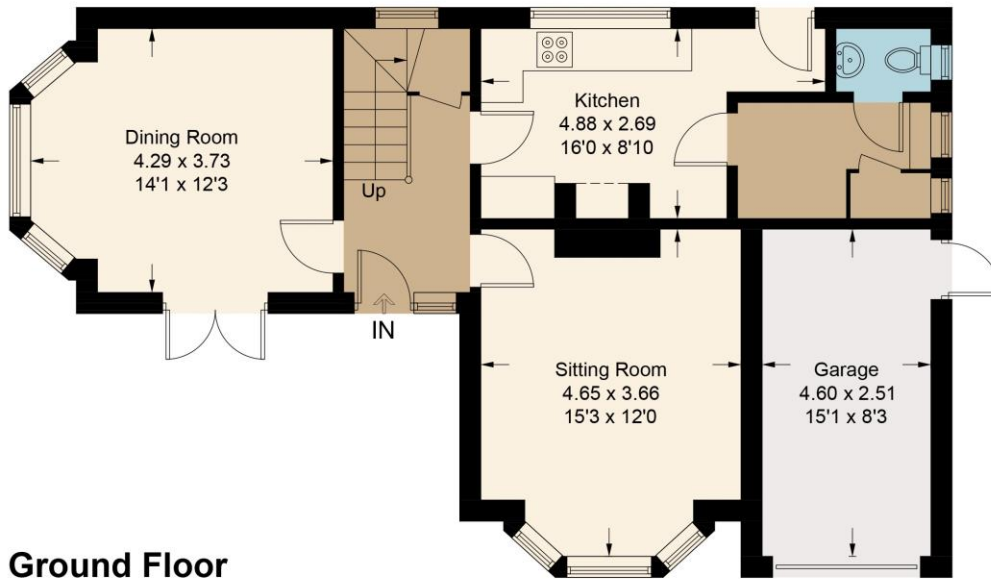
18 Millshot Drive

Approximate Gross Internal Area
 Ground Floor = 56.9 sq m / 612 sq ft
 First Floor = 56.5 sq m / 608 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 124.7 sq m / 1,342 sq ft



Rear Garden
 42.98 x 12.80
 141'0 x 42'0
 (Approx)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 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.

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