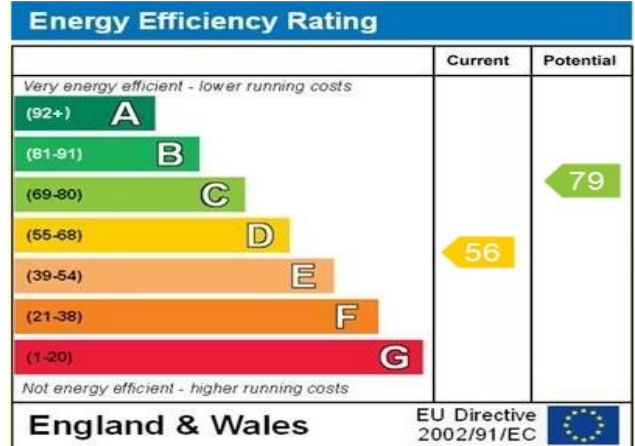




HUNTERS[®]
HERE TO GET *you* THERE

46A Stubbs Wood, Chesham Bois, Amersham, HP6 6EX
Guide Price £900,000



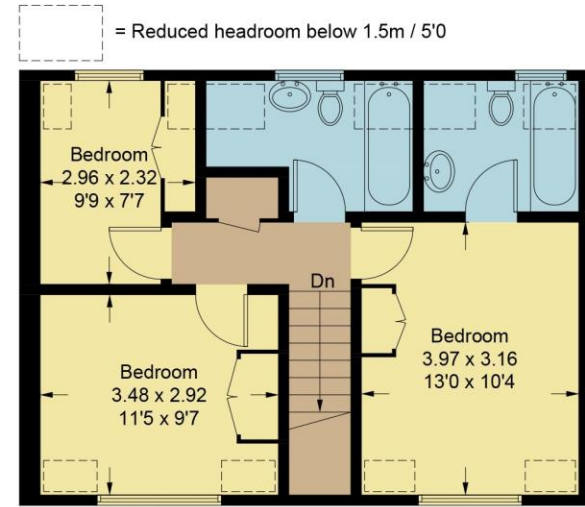
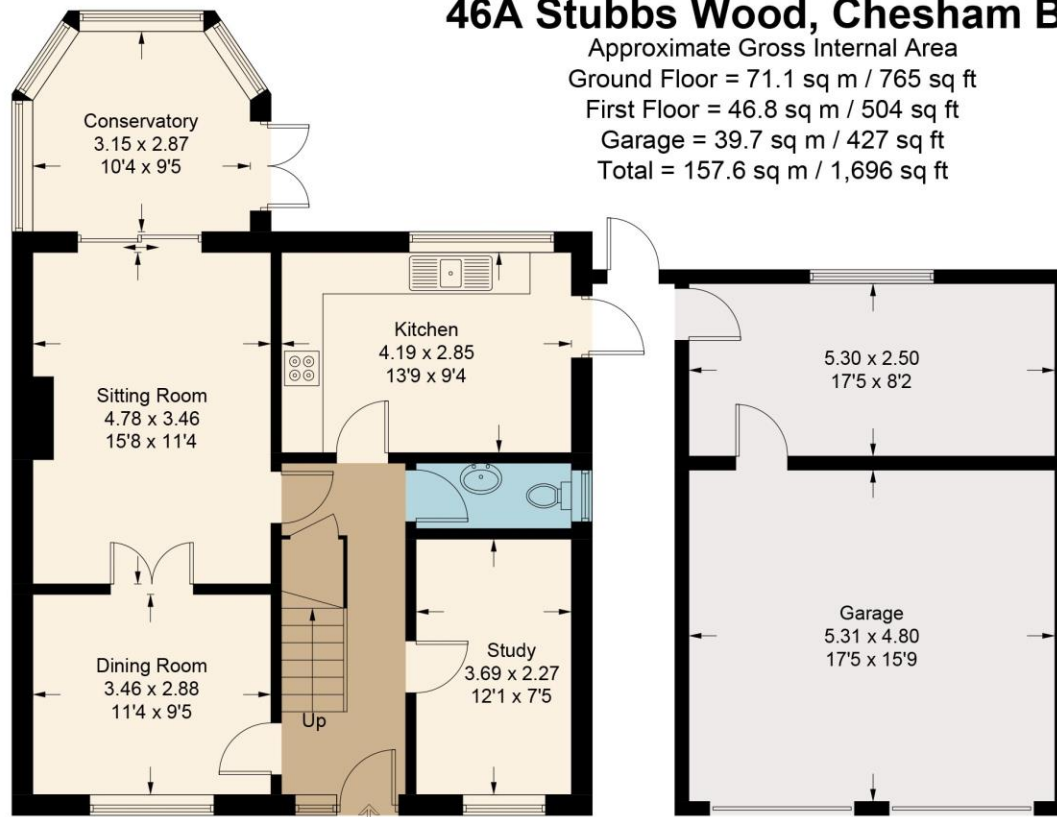
46A Stubbs Wood, Chesham Bois, Amersham, HP6 6EX

A rare opportunity to purchase a three bedroom detached chalet property with a southerly backing rear garden situated in one of the area's finest private roads just over a mile from the station and shops of Amersham within close proximity of highly regarded local schooling including Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The charming property has been in the same family since it was built in 1979 and whilst it requires complete modernisation and updating, it provides tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste. The accommodation comprises: entrance hall, cloakroom, study, fitted kitchen with door to the side and a 15ft sitting room with feature fireplace, sliding doors to the conservatory garden room and double doors to a separate dining room. The first floor provides a principal bedroom with ensuite bathroom, two further bedrooms and a family bathroom. Externally, the front garden is laid to lawn and driveway parking leading to an integral double garage with a 17ft store beyond. There is a covered walkway between the house and garage leading to the southerly facing rear garden which is a particular feature of the property extending to over 70ft in length being mainly laid to lawn with flower beds, shrubs, bushes and hedges to borders. CHAIN FREE. EPC Rating: D



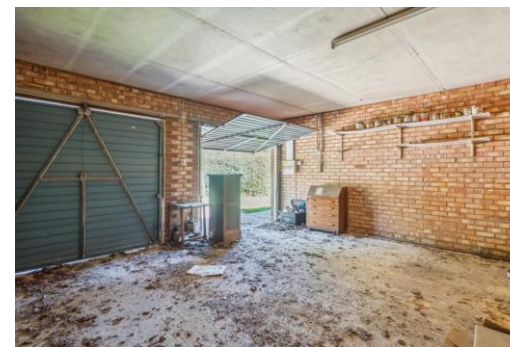
46A Stubbs Wood, Chesham Bois

Approximate Gross Internal Area
 Ground Floor = 71.1 sq m / 765 sq ft
 First Floor = 46.8 sq m / 504 sq ft
 Garage = 39.7 sq m / 427 sq ft
 Total = 157.6 sq m / 1,696 sq ft



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 G
 PRIVATE ROAD CHARGE £300pa

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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