



HUNTERS[®]
HERE TO GET *you* THERE

90 Station Road, Amersham, Buckinghamshire, HP7 0AS
Asking Price £799,950



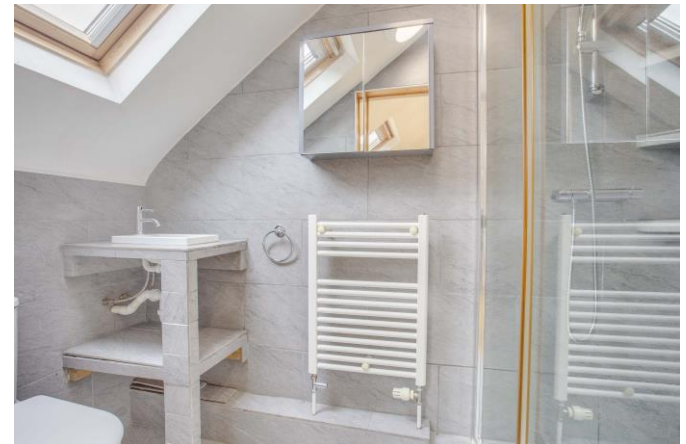
THINKING OF SELLING?

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

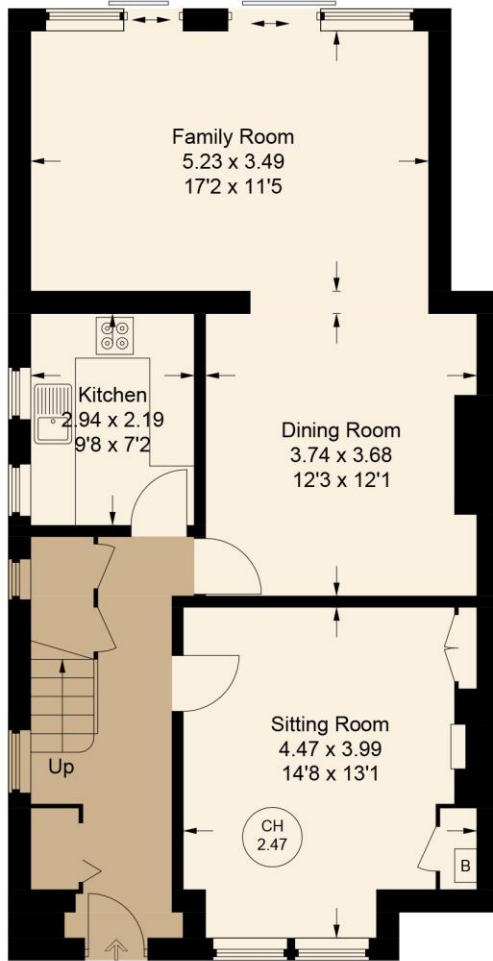
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A well-presented four bedroom, two bathroom semi-detached family home situated within walking distance of the station ideally placed for the amenities of both Old Amersham and Amersham on the Hill being sold with the benefit of no onward chain. Offering versatile accommodation over three floors, this extended property is conveniently positioned within close proximity of highly regarded local schooling to include St. Mary's C of E Primary School and Dr Challoner's Grammar School. The property offers bright and airy accommodation to include: entrance hall, 14ft bay fronted sitting room with feature wood burner and double glazed sash windows, fitted kitchen, separate dining room open to a 17ft family room with two sets of sliding doors to the landscaped garden. The first and second floors offer a principal bedroom with skylight, eaves storage and an ensuite shower room, three further generous bedrooms, and a large stylish family bathroom. Externally to the front, there is a gravel driveway providing parking for several vehicles and gated access to the generous westerly facing rear garden, which has been landscaped to provide a large flagstone patio with steps up to a lawned area leading to an outbuilding to the rear, which could be used for storage or as a home office, studio, gym, etc subject to the relevant consents. CHAIN FREE. EPC Rating: D



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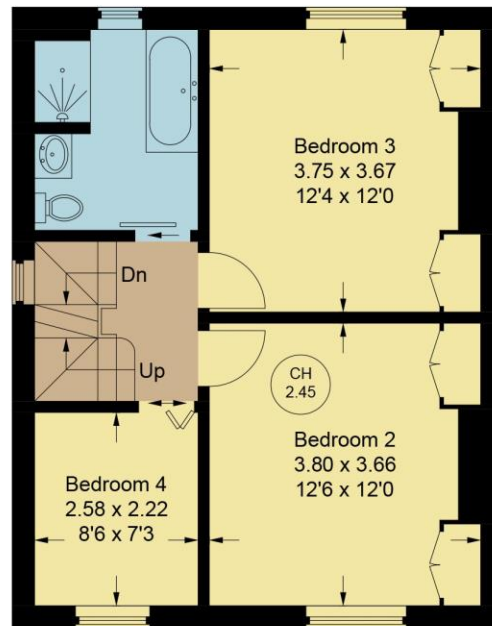
Approximate Gross Internal Area
 Ground Floor = 70.3 sq m / 757 sq ft
 First Floor = 46.5 sq m / 500 sq ft
 Second Floor = 19.3 sq m / 208 sq ft
 Outbuilding = 19.0 sq m / 204 sq ft
 Total = 155.1 sq m / 1,669 sq ft



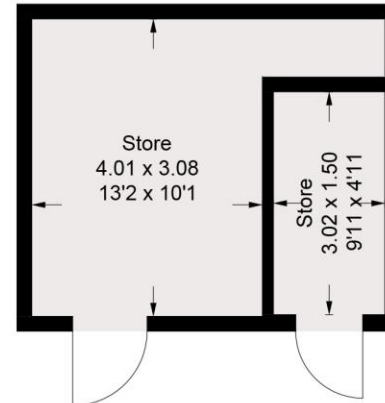
Ground Floor

= Reduced headroom below 1.5m / 5'0

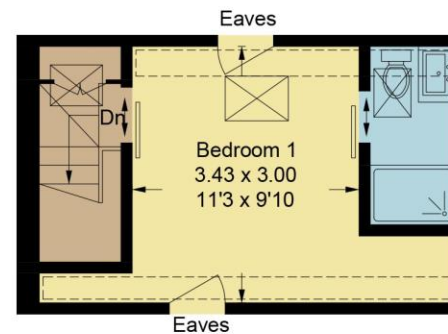
= Ceiling Height



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		62	81
England & Wales		EU Directive 2002/91/EC	

MATERIAL INFORMATION

TENURE: FREEHOLD
 COUNCIL TAX: BAND E

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.

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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