



**1 Parkview Cottages, Missenden Road, Amersham, HP7 0RH
Offers In Excess Of £550,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
8400-2628-0722-8129-3723

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



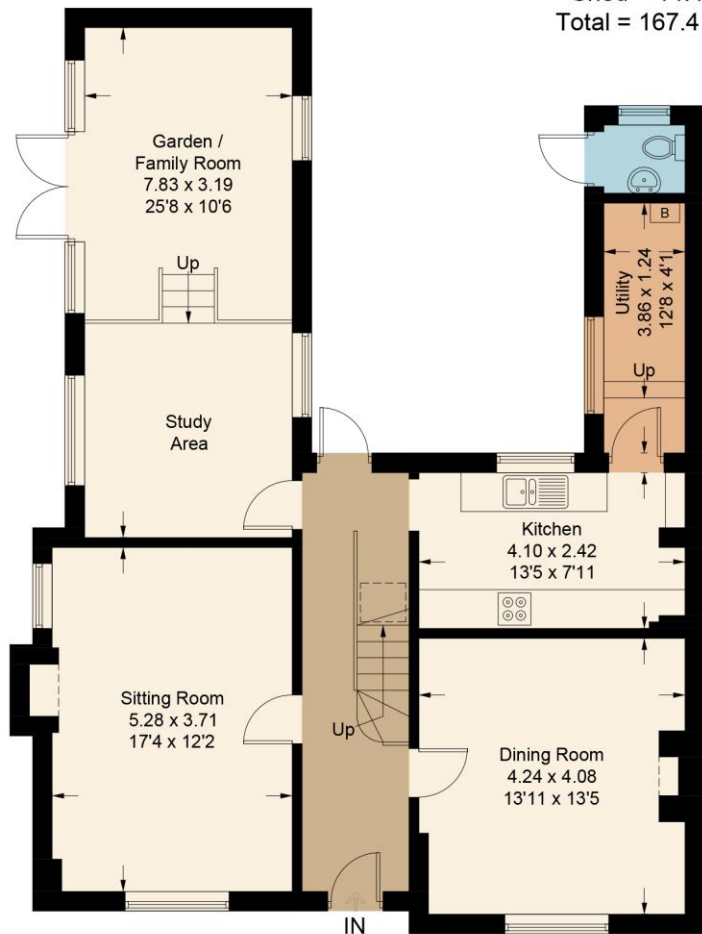
1 Parkview Cottages, Missenden Road, Amersham, Buckinghamshire, HP7 0RH

A rare opportunity to purchase a characterful double fronted family home situated in an Area of Outstanding Natural Beauty with far reaching views over the Misbourne Valley, yet conveniently located for access to the nearby towns of Amersham and Great Missenden both of which provide train links into London and highly regarded local schooling. Coming to the market for the first time in over 30 years, this charming property offers deceptively spacious accommodation providing tremendous potential for remodelling, improvement, and further enlargement subject to the relevant consents, thereby creating a fabulous home which can be personalised to individual taste for many years to come. The bright and airy accommodation comprises: entrance hall, 17ft dual aspect sitting room with feature fireplace, 13ft dining room, 25ft family/garden room with study area and double doors to the garden, 13ft fitted kitchen, utility room, outside toilet, three double bedrooms and a family bathroom. Externally, the property benefits from off street parking and gardens to three sides, with the generous southerly aspect side garden being mainly laid to lawn with hedges and bushes to boundaries. There is a 15ft timber shed which could be suitable for a number alternative uses such as a home office, gym, or studio, subject to the relevant consents and a rear courtyard with stunning views over the Chilterns with an additional decked area providing space for garden furniture, alfresco dining and outdoor entertaining. EPC Rating: D

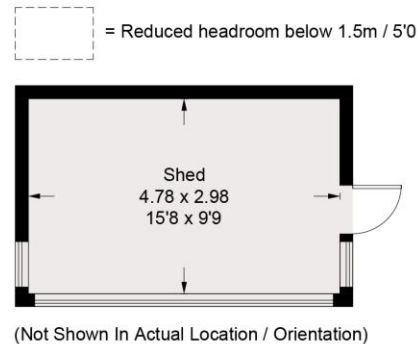


1 Parkview Cottages

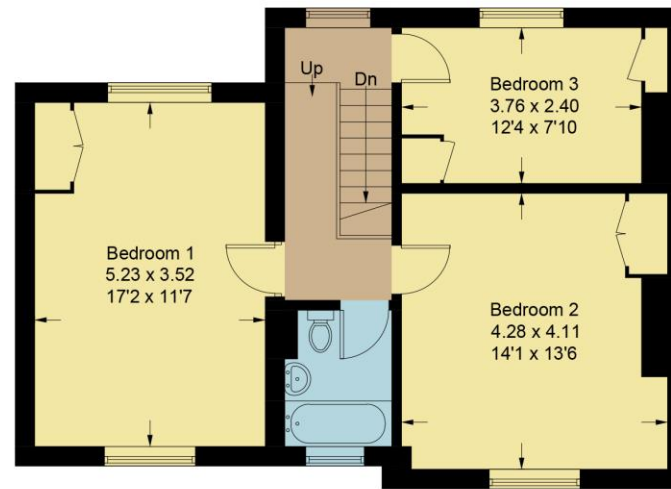
Approximate Gross Internal Area
 Ground Floor = 93.2 sq m / 1,003 sq ft
 First Floor = 59.8 sq m / 644 sq ft
 Shed = 14.4 sq m / 155 sq ft
 Total = 167.4 sq m / 1,802 sq ft



Ground Floor



First 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.
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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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