



HUNTERS[®]
HERE TO GET *you* THERE

33 Brudenell Close, Amersham, Buckinghamshire, HP6 6FH
Guide Price £635,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THINKING OF SELLING?

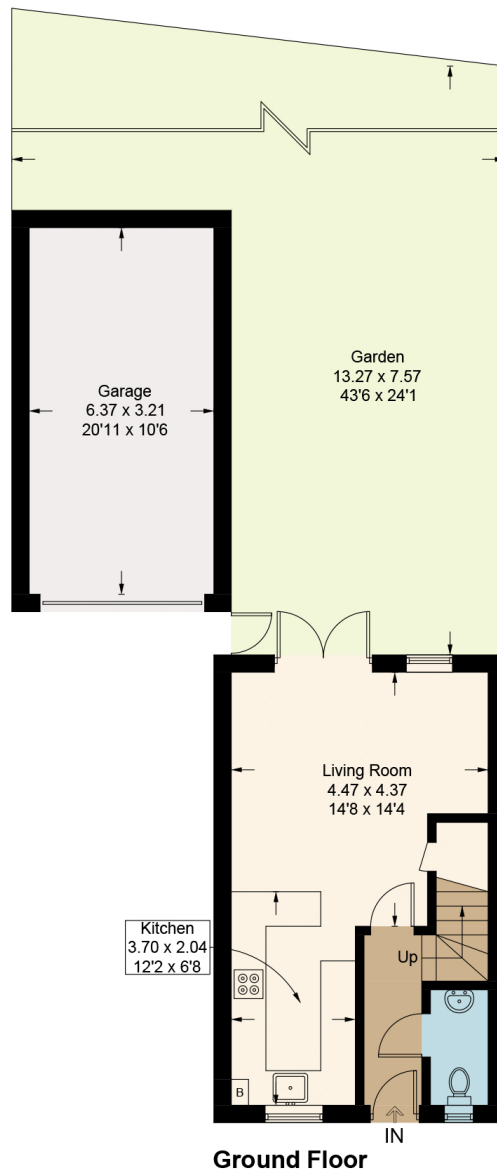
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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A beautifully presented four bedroom, two bathroom family home with an adjacent garage and larger than average garden conveniently situated less than a mile from the town centre and station within close proximity of highly regarded local schooling in this sought after development built by the renowned developer, Cala Homes in 2011. This charming property has been thoughtfully extended and extensively remodelled by the current owners offering bright and airy accommodation ideal for today's modern lifestyle of open plan living. Accommodation comprises: entrance hall, cloakroom, 24ft kitchen living dining room with a stylish refitted kitchen and double doors to the garden. The first and second floors provide a stunning principle bedroom with ensuite shower room, three further bedrooms and a striking family bathroom. Externally, the property benefits from driveway parking for two vehicles to the side with electric charging point, leading to the garage with up and over door and power and light. There is also gated access to the rear garden which is mainly laid to lawn with flower beds to borders, garden shed and a patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: B





33 Brudenell Close

Approximate Gross Internal Area
 Ground Floor = 33.7 sq m / 363 sq ft
 First Floor = 33.4 sq m / 359 sq ft
 Second Floor = 31.1 sq m / 335 sq ft
 Garage = 20.3 sq m / 218 sq ft
 Total = 118.5 sq m / 1,275 sq ft



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

Estate Charge: £333.06
 01/01/2024 – 31/12/2024

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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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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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