



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**28 Station Road, Amersham, Buckinghamshire, HP7 0BE**  
**Guide Price £725,000**



### 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**

# 28 Station Road, Amersham, Buckinghamshire, HP7 0BE

An extended three-bedroom 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, in close proximity of highly regarded local schooling to include St Mary's C of E Primary and Dr Challoner's Grammar Schools. The neatly presented property offers tremendous potential for further enlargement as it benefits from planning permission for two-storey front and single storey rear extensions (ref: PL/22/0141/FA). The current bright and airy accommodation comprises: entrance hall, study with built-in storage, 21ft sitting dining room with double doors to the garden, 18ft kitchen breakfast room with underfloor heating, cloakroom, three bedrooms and a refitted family bathroom. Externally to the front, the property benefits from a detached outbuilding which is currently being used as a home office and games rooms but could be suitable for a variety of uses including studio/gym/workshop. There is also driveway parking for a number of vehicles and steps up to a lawned area with hedges and shrubs to borders. The generous rear garden is also mainly laid to lawn sectioned with railway sleepers and there is a large patio area ideal for outdoor entertaining and alfresco dining. EPC Rating: D

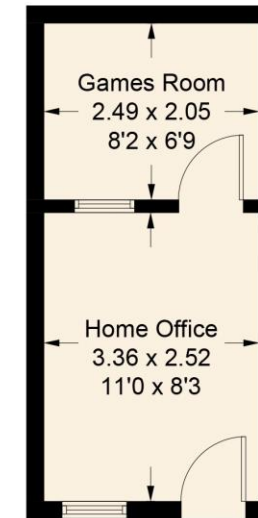
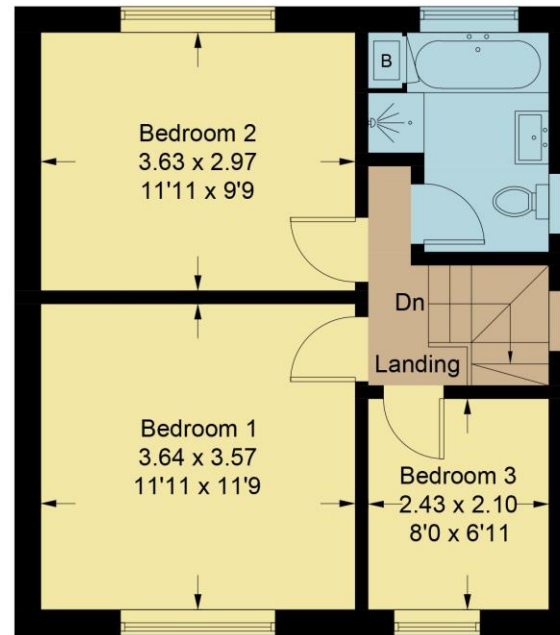
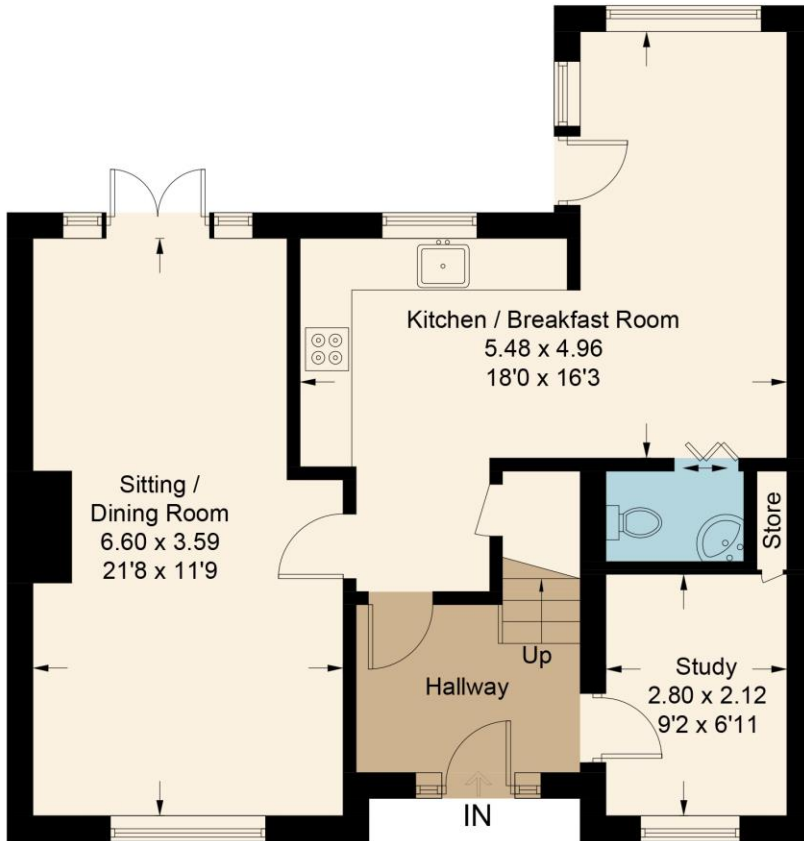


# 28 Station Road, Amersham

Approximate Gross Internal Area  
 Ground Floor = 63.3 sq m / 681 sq ft  
 First Floor = 39.5 sq m / 425 sq ft  
 Home Office / Games Room = 13.9 sq m / 150 sq ft  
 Total = 116.7 sq m / 1,256 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**

**First Floor**

(Not Shown In Actual Location / Orientation)

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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TENURE: FREEHOLD  
 COUNCIL TAX: BAND E

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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