

# HUNTERS®

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## First Avenue, Amersham, Buckinghamshire, HP7 9BL Guide Price £800,000



In need of modernisation



A charming and characterful four double bedroom detached family home with a southerly backing rear garden and no onward chain, ideally positioned for the amenities of both Old Amersham and Amersham on the Hill, within a mile of the station and in close proximity of highly regarded local schooling to include St. Mary's C of E Primary and Dr Challoner's Grammar Schools. Whilst the property requires complete modernisation and updating throughout, it provides tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby offering a unique opportunity to create a fantastic family home which can be personalised to individual taste. The accommodation comprises: entrance hall with beautifully crafted wood panelling, cloakroom, 20ft sitting room with feature fireplace and double doors to the landscaped garden, 15ft bay fronted family room with fireplace, fitted kitchen, four double bedrooms, family bathroom and a separate WC. Externally to the front, the property benefits from a gated driveway providing parking for several vehicles leading to a 16ft integral garage which could be converted, subject to the relevant consents. The remainder is mainly laid to lawn enclosed by timber fencing with gated access to the side and rear gardens which are also laid to lawn with a patio area ideal for outdoor entertaining. CHAIN FREE. EPC Rating: F

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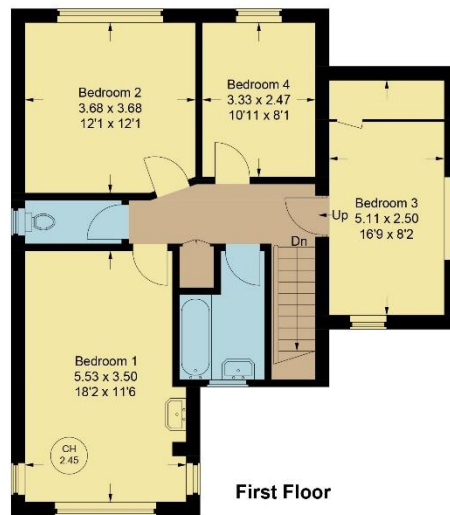
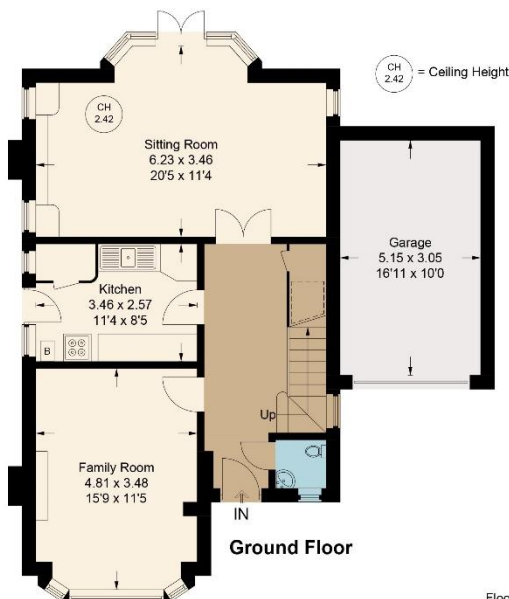
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**Morten House, First Avenue, Amersham, HP7 9BL**

Approximate Gross Internal Area  
 Ground Floor = 65.2 sq m / 702 sq ft  
 First Floor = 72.4 sq m / 779 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 153.1 sq m / 1648 sq ft



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.

**MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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