

HUNTERS®

HERE TO GET *you* THERE

High Street, Old Amersham, Buckinghamshire, HP7 0DY Guide Price £495,000



A charming and characterful Grade II listed property in need of complete modernisation situated on the High Street in the historic market town of Old Amersham, with its numerous restaurants, boutiques and eateries within 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 total 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 home which can be personalised to individual taste. The accommodation comprises: 15ft living room with feature fireplace, separate dining room with double doors to the garden, kitchen and an outside cloakroom via the garden. The first floor provides two generous double bedrooms and a family bathroom, all accessed via a landing. Externally, the property benefits from a 80ft rear garden offering space to relax and enjoy the tranquil sound of the River Misbourne running at the end of the garden. CHAIN FREE.

EPC Rating: E

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com





133 High Street

Approximate Gross Internal Area
 Ground Floor = 42 sq m / 452 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Total = 83.2 sq m / 895 sq ft



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.
 © CJ Property Marketing Ltd Produced for Hunters

MATERIAL INFORMATION

COUNCIL TAX: Band F

TENURE: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.