

# HUNTERS®

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## Station Road, Amersham, Buckinghamshire, HP6 5DJ Offers In Excess Of £825,000



A very well extended four-bedroom, two-bathroom family home ideally positioned within a stone's throw of Dr Challoner's Grammar School and the station and shops of Amersham being sold with the benefit of no onward chain. Conveniently situated in the town centre within walking distance of all amenities, this charming property has been extended and remodelled providing the perfect family home for today's modern lifestyle of open plan living. There is also planning permission for a loft conversion to create an additional bedroom and shower room on the top floor as well as potential to convert the integral garage, subject to the relevant consents. The bright and airy accommodation comprises: porch, entrance hall, cloakroom, 13ft bay fronted family room, a fabulous 25ft open plan kitchen/living/dining room with feature island, skylights and bi-folding doors to the garden, utility room with door to the garage, master bedroom with en-suite shower room, three further bedrooms and an attractive refitted family bathroom. Externally to the front, the property has driveway parking for several vehicles and an integral garage with up and over door and power and light. Gated side access leads to the well-maintained rear garden which is mainly laid to lawn with flowers and shrubs to borders along with a summerhouse and a patio area ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: C

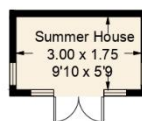
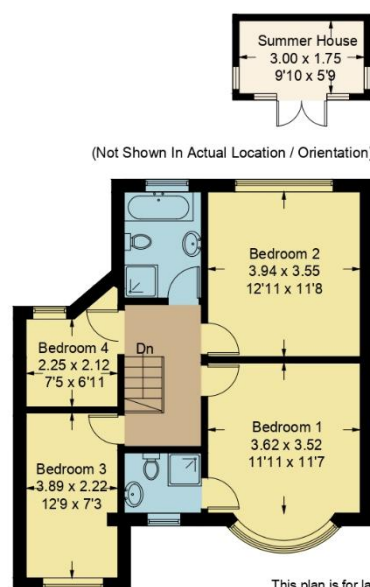
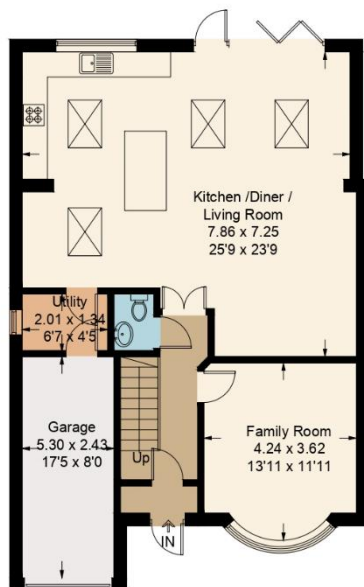
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(Not Shown In Actual Location / Orientation)



TENURE – FREEHOLD  
COUNCIL TAX – BAND F

**139 Station Road**  
Approximate Gross Internal Area  
Ground Floor = 93.3 sq m / 1004 sq ft  
First Floor = 59.7 sq m / 643 sq ft  
Outbuilding = 5.3 sq m / 57 sq ft  
Total = 158.3 sq m / 1,704 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.  
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