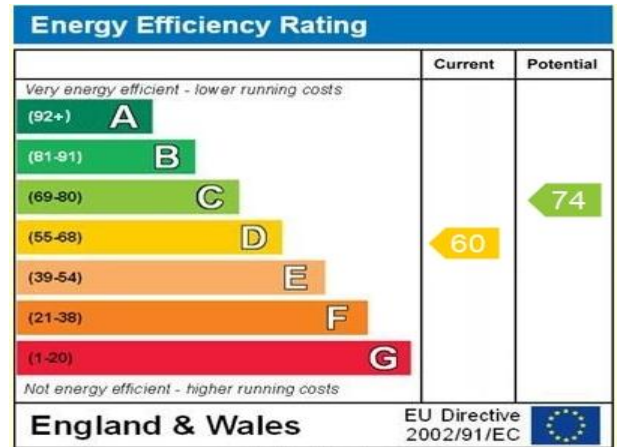




HUNTERS[®]
HERE TO GET *you* THERE

43 Station Road, Amersham, Buckinghamshire, HP7 0BB
Guide Price £1,075,000



43 Station Road, Amersham, Buckinghamshire, HP7 0BB

This is a rare opportunity to purchase an attractive four-bedroom detached family home situated in an elevated position on a generous plot approaching a third of an acre. The property is within walking distance of the station, is ideally placed for the amenities of both Old Amersham and Amersham on the Hill, and is in close proximity of highly regarded local schooling including St Mary's C of E Primary and Dr Challoner's Grammar Schools. Built circa 1928, this charming property was extended by the current owner in 1981 and provides well-presented accommodation in excess of 1,670 sq ft, but also offers potential for remodelling, improvement and further enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. The bright and airy accommodation comprises: entrance hall, cloakroom, 21ft triple aspect sitting room with feature fireplace and french doors to the patio, double aspect dining room, 17ft kitchen breakfast room with stable door to the garden and a utility room. The first floor offers four good sized bedrooms, a family bathroom and a modern shower room, all off the landing. Externally to the front, the property benefits from a detached tandem garage benefitting from power and light, which, subject to the relevant consents, could be converted to a variety of uses i.e. studio/gym/home office/workshop. There is also a large gravel driveway providing parking for several vehicles, substantial lawned area with hedges and shrubs to borders and steps up to the front door. The generous landscaped and tiered side and rear gardens are also mainly laid to lawn, with far reaching views, pond and a couple of garden sheds. There is also a large patio area, ideal for outdoor entertaining and alfresco dining. EPC Rating: D



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

43 Station Road

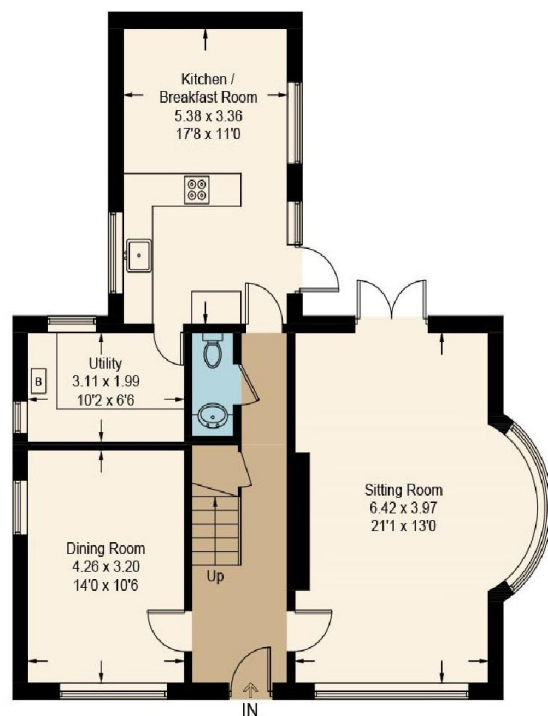
Approximate Gross Internal Area

Ground Floor = 81.4 sq m / 876 sq ft

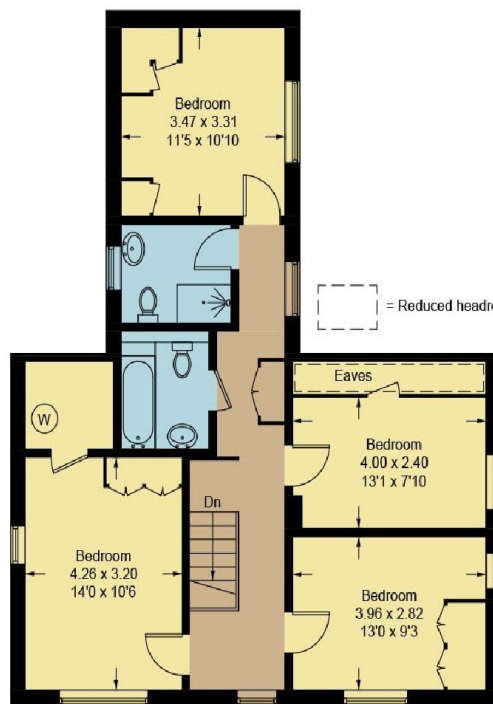
First Floor = 74.2 sq m / 799 sq ft

Garage = 20.9 sq m / 225 sq ft

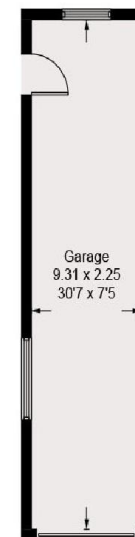
Total = 176.5 sq m / 1,900 sq ft
(Excluding Eaves)



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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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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