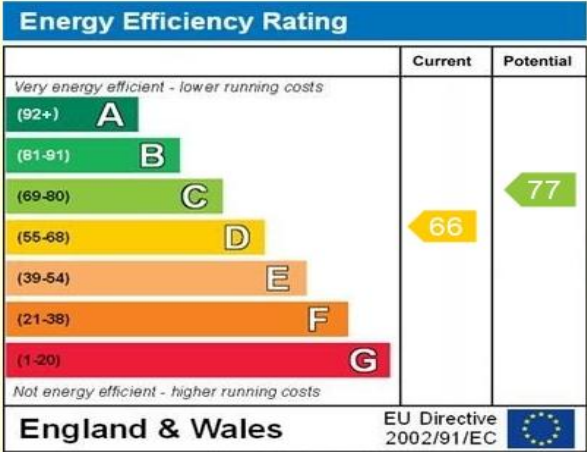




HUNTERS[®]
HERE TO GET *you* THERE

13 Hollybush Lane, Chesham Bois, Amersham, HP6 6EB
Guide Price £795,000



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.



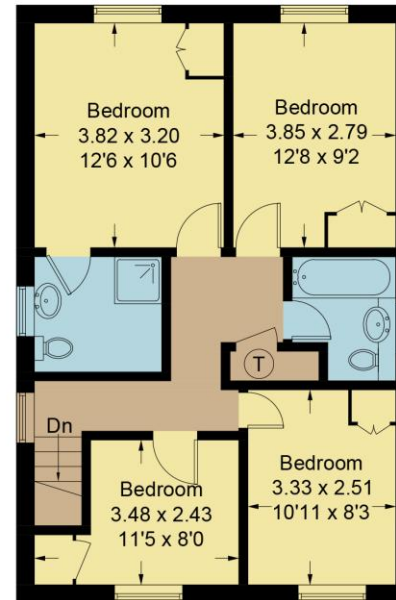
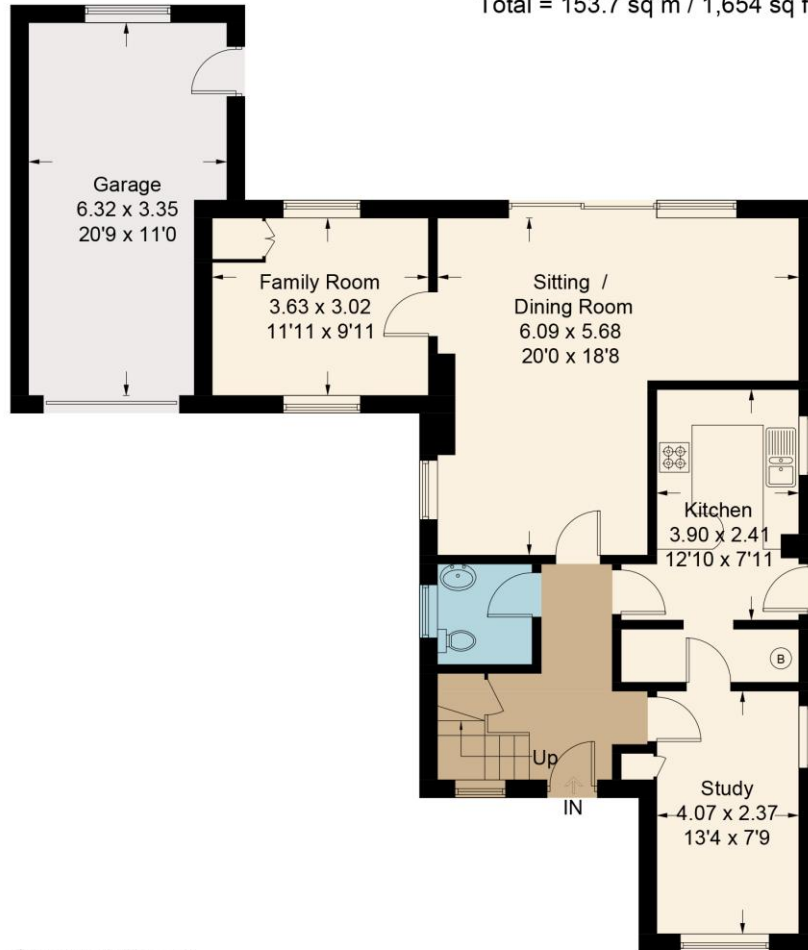
13 Hollybush Lane, Chesham Bois, Amersham, HP6 6EB

A rare opportunity to purchase a detached property approximately a mile from the station and town centre in a hugely sought after location in Chesham Bois within very close proximity of highly regarded local schooling to include Chestnut Lane and Elangeni Schools. Benefitting from no onward chain, the extended property offers a blank canvas with potential for remodelling, improvement and further enlargement subject to the relevant consents, whilst providing a great opportunity to create a fabulous home which can be personalised to individual taste for years to come. The ground floor accommodation comprises: entrance hall, cloakroom, 20ft L-shaped sitting dining room with feature fireplace and sliding doors to the garden, family room, kitchen breakfast room, utility, and a study. The first floor provides a family bathroom, and four bedrooms with the principal bedroom offering an ensuite shower room. Externally, there is driveway parking to the front, leading to the garage with an up and over door and power and light. The remainder of the front is mainly laid to lawn with bushes, hedges and shrubs with gated side access to the enclosed rear garden which is also mainly laid to lawn with timber fencing, hedges, and shrubs to borders. CHAIN FREE. EPC Rating: D



13 Hollybush Lane

Approximate Gross Internal Area
Ground Floor = 76.1 sq m / 819 sq ft
First Floor = 58.0 sq m / 624 sq ft
Garage = 19.6 sq m / 211 sq ft
Total = 153.7 sq m / 1,654 sq ft



Ground Floor

First Floor

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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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TENURE: FREEHOLD

COUNCIL TAX: BAND G

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