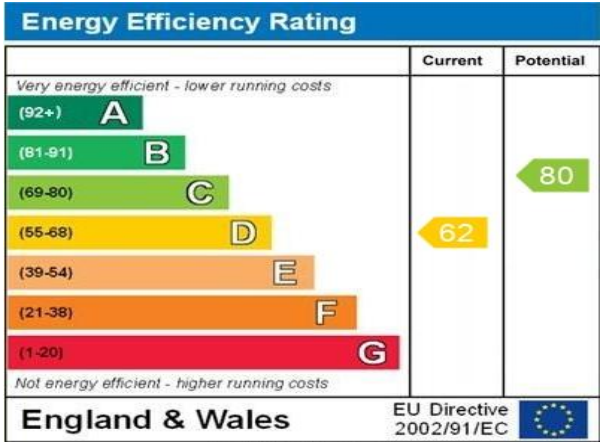




HUNTERS[®]
HERE TO GET *you* THERE

133 Stanley Hill, Amersham, Buckinghamshire, HP7 9HQ
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.



133 Stanley Hill, Amersham, Buckinghamshire, HP7 9HQ

A deceptively spacious and beautifully presented four double bedroom detached chalet bungalow ideally positioned within close proximity of highly regarded local schools including Dr Challoner's Grammar and The Amersham School. With the benefit of no onward chain, the extended property offers potential for further enlargement, subject to the relevant consents. Having been modernised by the current owners, this charming family home offers bright and airy accommodation comprising: entrance hall, double aspect sitting room with doors to the patio, a fabulous 25ft kitchen breakfast dining room, three double bedrooms and a large stylish family bathroom on the ground floor with a fourth double bedroom on the first floor. Externally to the front, there is driveway parking for a several vehicles leading up to the detached outbuilding which has been divided to create a utility/store to the front with a home office/annex to the rear comprising living room and a modern shower room. The remainder of the front garden is mainly laid to lawn with shrubs and hedges to borders, whilst the landscaped rear garden provides a generous patio area ideal for alfresco dining and outdoor entertaining, with steps up to a lawned area which is enclosed by timber fencing, trees and shrubs to borders. CHAIN FREE. EPC Rating: D



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

133 Stanley Hill, Amersham, HP7 9HQ

Approximate Gross Internal Area

Ground Floor = 105.1 sq m / 1131 sq ft

First Floor = 15.8 sq m / 170 sq ft

Detached Outbuilding = 19.0 sq m / 204 sq ft

Total = 139.9 sq m / 1505 sq ft



Ground Floor

First Floor

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.

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

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

HUNTERS®
HERE TO GET *you* THERE