



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**10 The Farthings, Chesham Bois, Amersham, HP6 6XJ**  
**Guide Price £950,000**





### 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.

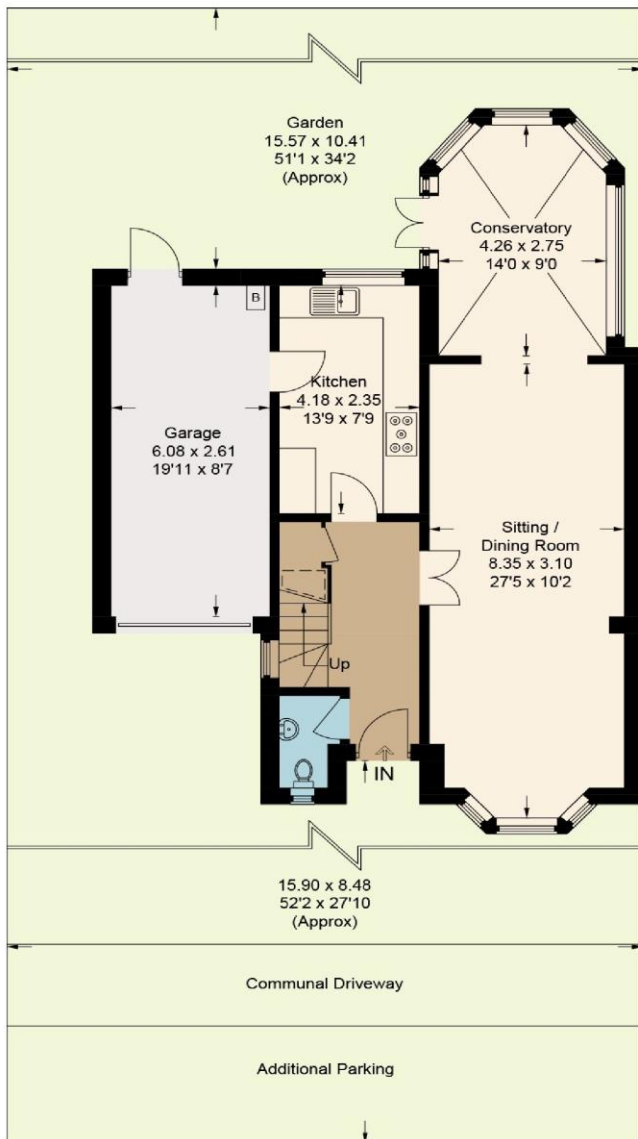
**HUNTERS®**



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A rare opportunity to purchase a modern detached family home set towards the end of a cul-de-sac in a tucked away position within Chesham Bois in close proximity of highly regarded local schools to include Chesham Bois C of E School, Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The well-presented property is conveniently situated within walking distance of the town centre, station, and nearby countryside walks being ideal for either a young growing family or a discerning downsizer. Offering potential for enlargement, subject to the relevant consents, the bright and airy property offers stylish and contemporary accommodation comprising: entrance hall, cloakroom, 27ft sitting dining room, 14ft conservatory garden room, and a modern fitted kitchen with woodblock worktops. The first floor offers a landing leading to a stylish refitted family bathroom and three good sized bedrooms, with the principle bedroom enjoying an ensuite shower room and fitted wardrobes. Externally, there is a low maintenance garden to the front with driveway parking to the side, leading to a garage with up and over door, power and light. There is additional private parking for a number of vehicles to the front of the property, across the communal driveway. The south westerly facing rear garden is mainly laid to lawn, with bushes and shrubs to borders, raised play area laid to bark and wood chippings with a garden shed, and a decked area ideal for alfresco dining and outdoor entertaining. EPC Rating: D

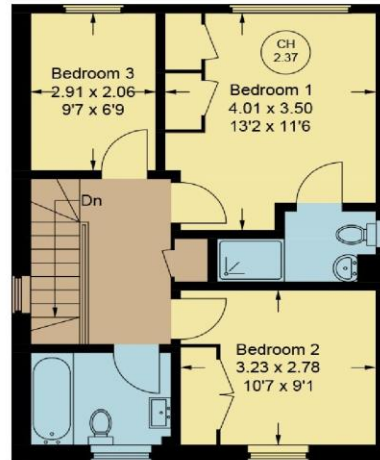




**Ground Floor**

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Approximate Gross Internal Area  
Ground Floor = 75.8 sq m / 816 sq ft  
(Including Garage)  
First Floor = 44.9 sq m / 483 sq ft  
Total = 120.7 sq m / 1299 sq ft



**First Floor**

Reduced headroom below 1.5m / 5'0"

CH 2.37 = Ceiling Height

### **MATERIAL INFORMATION**

**TENURE: FREEHOLD**

**COUNCIL TAX: BAND F**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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