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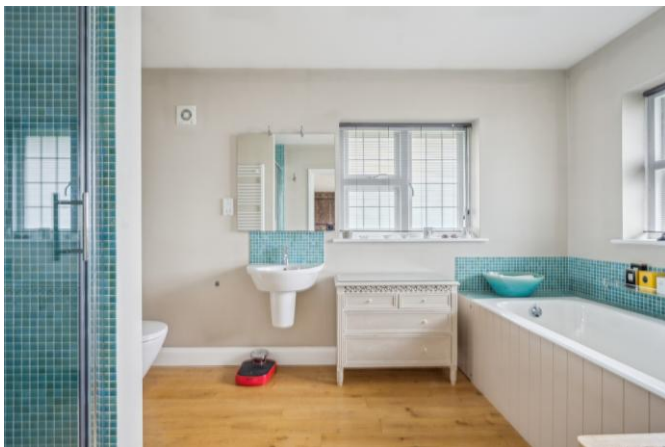
3 Brays Close, Hyde Heath, Amersham, HP6 5RZ
Guide Price £900,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

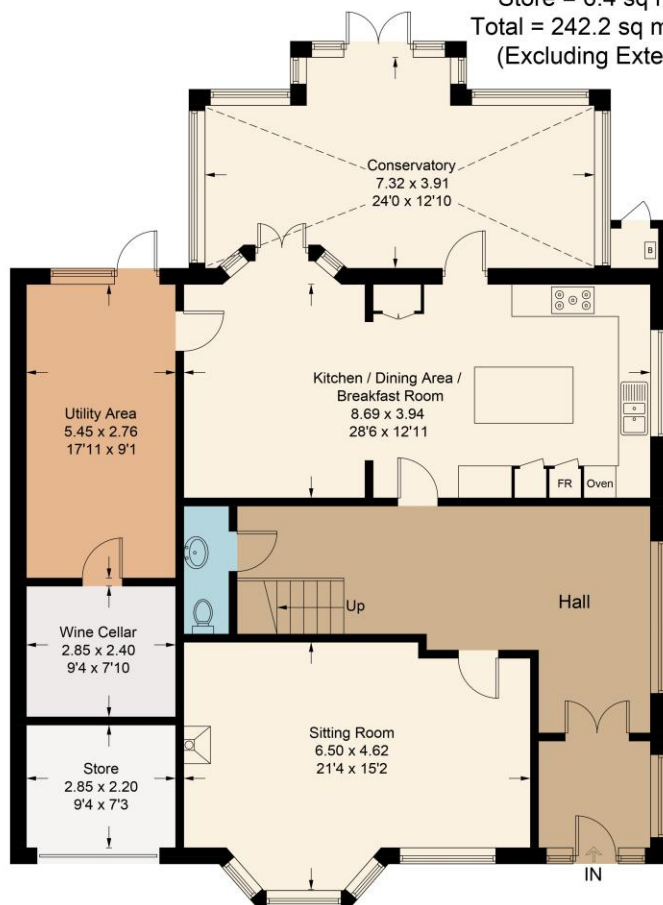
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A beautifully presented and deceptively spacious detached family home boasting in excess of 2,600 square foot of accommodation in all, situated in a well-regarded private close within the sought-after village of Hyde Heath ideally positioned for access to the nearby towns of Amersham, Chesham and Great Missenden all with their stations, providing access into London. The bright and airy property has been very well maintained by the current owner and offers large rooms with generous proportions ideal for a growing family or discerning downsizers who may prefer fewer, but bigger rooms. Accommodation comprises: storm porch, cloakroom, large reception hall, 21ft bay fronted sitting room with feature fireplace, 28ft kitchen/dining/breakfast room with central island, 24ft conservatory with double doors to the garden, 17ft utility area, wine cellar and an integral store to the front. The first floor provides a 20ft bay fronted principal bedroom with generous ensuite bathroom, two further double bedrooms and a large family bathroom. There is also a generous loft which could be converted, subject to the usual consents. Externally, the property benefits from beautifully maintained front and rear gardens which have been landscaped for low maintenance. To the front, is a gravel driveway providing parking for several vehicles with bushes and hedges to borders leading to the integral store. The well-established rear garden is mainly laid to paving with well stocked flower beds, shrubs and hedges to borders along with a patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: C - Private road monthly contribution - £TBC

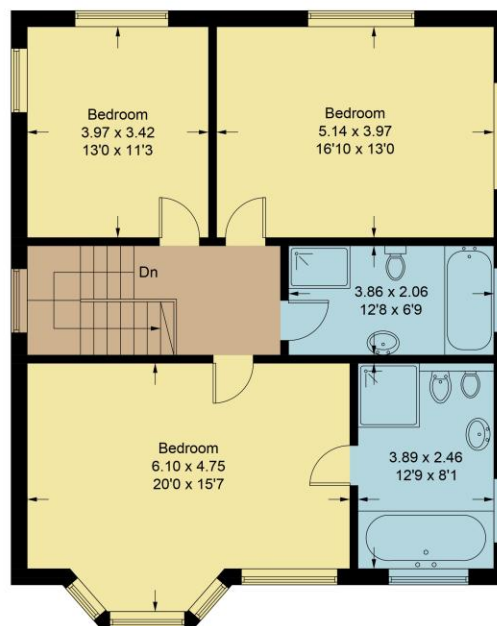


3 Brays Close

Approximate Gross Internal Area
 Ground Floor = 145.3 sq m / 1,564 sq ft
 First Floor = 90.5 sq m / 974 sq ft
 Store = 6.4 sq m / 69 sq ft
 Total = 242.2 sq m / 2,607 sq ft
 (Excluding External Store)



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.

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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

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