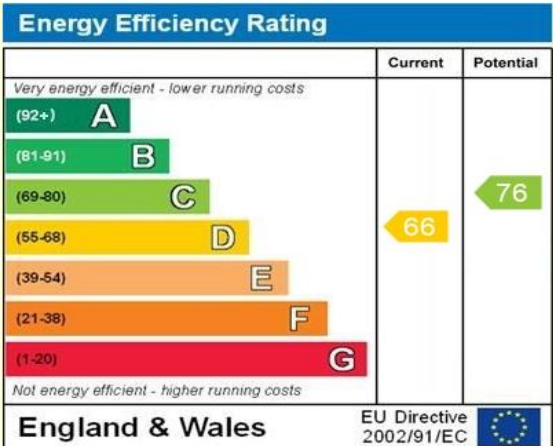




**HUNTERS**<sup>®</sup>  
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**148 High Street, Old Amersham, Buckinghamshire, HP7 0EG**  
**Offers Over £1,000,000**



**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.



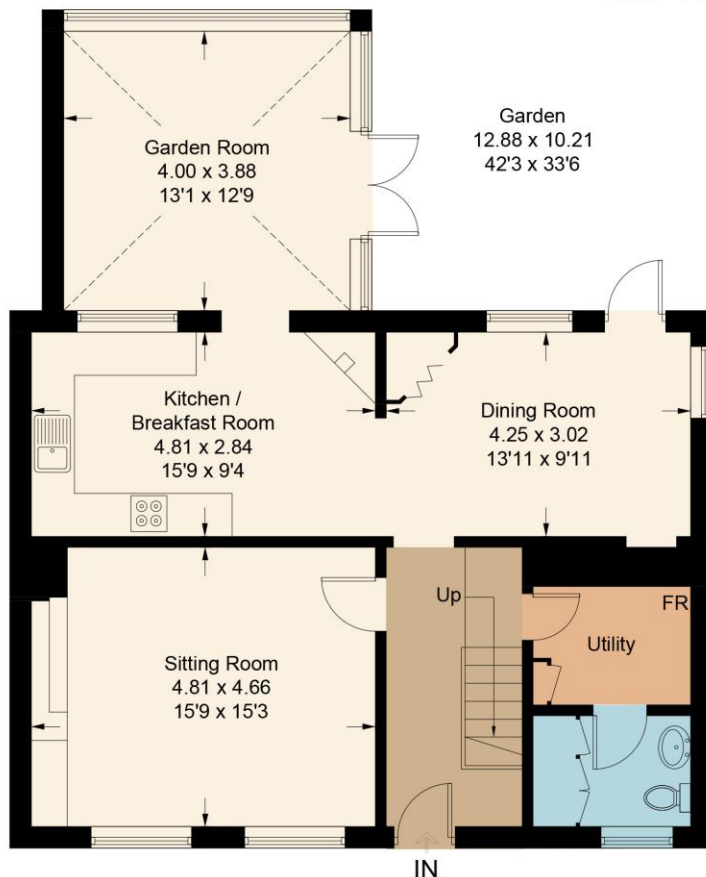
# 148 High Street, Old Amersham, Buckinghamshire, HP7 0EG

Originally built circa 1700, this charming family home has been sympathetically extended with today's lifestyle of open plan living in mind, providing in excess of 1,500 sq ft of characterful yet contemporary accommodation. With the added benefit of an enclosed garden and off street parking, the property is ideally positioned on the historic High Street, convenient for all the amenities, boutiques and eateries of Old Amersham as well as within close proximity of highly regarded local schooling to include St. Mary's C of E Primary School. The beautifully presented property provides bright and airy accommodation comprising: entrance hall, cloakroom and utility, 15ft sitting room with exposed beams and a fabulous inglenook fireplace, 15ft kitchen breakfast room open to a double aspect dining room with stable door to the garden, leading to a 13ft orangery style garden room. The first floor offers a striking principal bedroom with vaulted ceiling, exposed beams and a stylish ensuite shower room, three further bedrooms and a refitted family bathroom. Externally to the front there is a low maintenance walled front garden with off street parking to the side. The landscaped south westerly facing rear garden is mainly laid to lawn and artificial grass with fencing to boundaries and gated access to the side, along with a garden store and a generous patio area ideal for alfresco dining and outdoor entertaining. EPC Rating: D

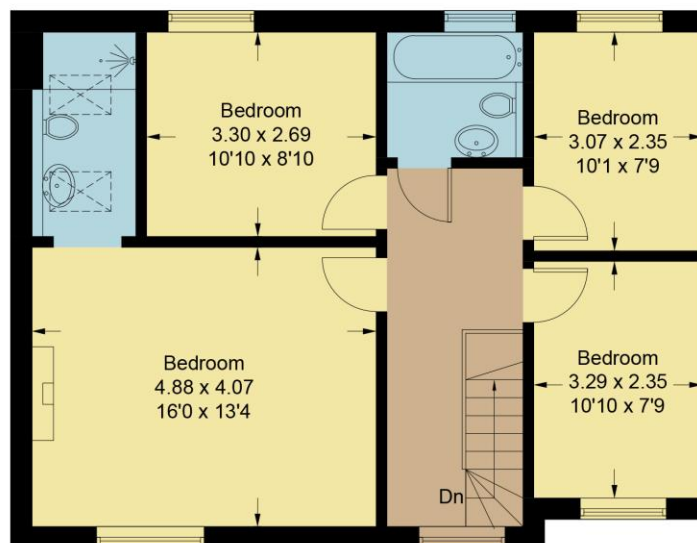


# 148 High Street, Amersham

Approximate Gross Internal Area  
Ground Floor = 80.8 sq m / 870 sq ft  
First Floor = 63.5 sq m / 683 sq ft  
Total = 144.3 sq m / 1,553 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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## **MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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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