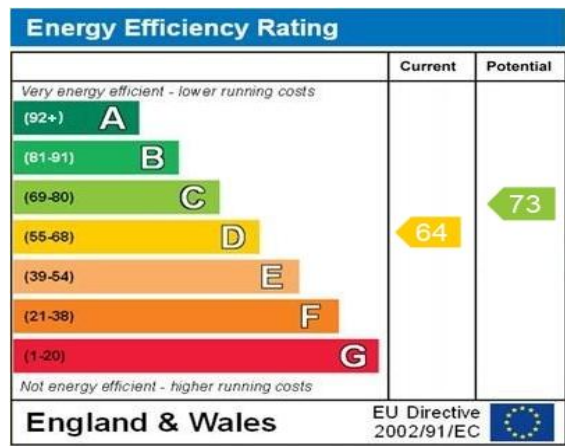




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HERE TO GET *you* THERE

Bramley, 109 Station Road, Amersham, Buckinghamshire, HP7 0AH
Guide Price £895,000



Bramley, 109 Station Road, Amersham, Buckinghamshire, HP7 0AH

A well-presented four-bedroom, two-bathroom family home positioned on a generous plot within close proximity of Dr Challoner's Grammar School and the station and shops of Amersham, being sold with the benefit of no onward chain. Built circa 1912, this charming and characterful property offers deceptively spacious accommodation in excess of 2,000 sq. ft over four floors comprising: entrance hall, cloakroom, bay fronted sitting room with feature fireplace, snug/family room, 24ft triple aspect kitchen dining room with double doors to the patio, and a basement cellar which is centrally heated with plumbing and power that could be used for a variety of purposes (currently used for storage, workshop and a utility room). The first floor offers three generous bedrooms and a remodelled family bathroom whilst the second floor provides a principal bedroom with ensuite shower room and a walk-in wardrobe. Externally to the front, the property has a carriage driveway providing parking for several vehicles leading to a detached double garage with up-and-over door, power, light, and an EV charging point. The generous front garden is mainly laid to lawn enclosed by hedges, bushes, shrubs and mature trees with steps rising to the front door. Gated side access leads to a lawned area with a greenhouse and a low maintenance private patio to the rear of the property. CHAIN FREE. EPC Rating: D



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

109 Station Road

Approximate Gross Internal Area

Lower Ground Floor = 43.0 sq m / 463 sq ft

Ground Floor = 71.5 sq m / 770 sq ft

First Floor = 58.5 sq m / 630 sq ft

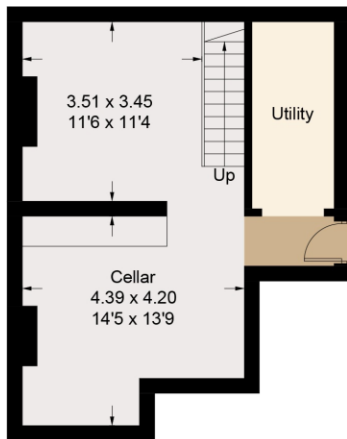
Second Floor = 22.5 sq m / 242 sq ft (Excluding Eaves)

Garage = 26.6 sq m / 286 sq ft

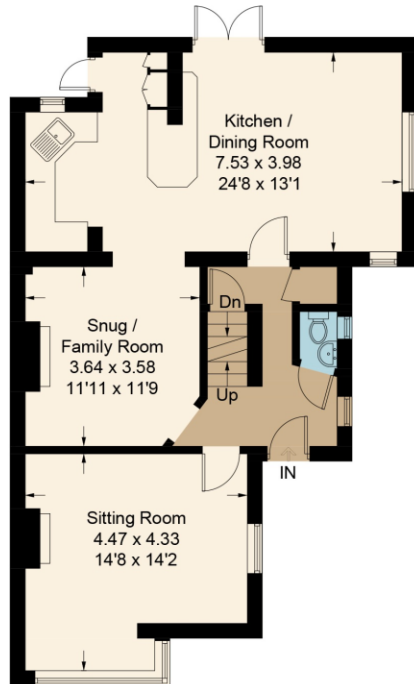
Total = 222.1 sq m / 2,391 sq ft



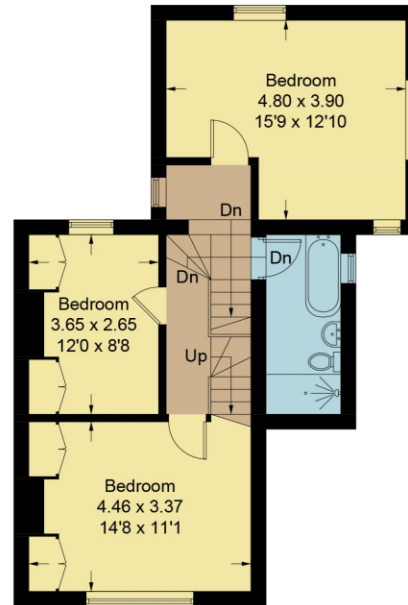
 = Reduced headroom below 1.5m / 5'0



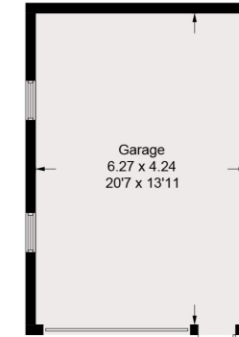
Lower Ground Floor



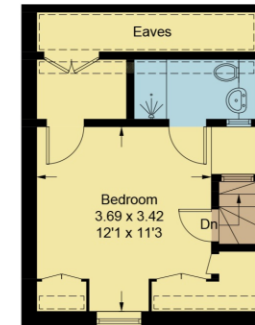
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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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