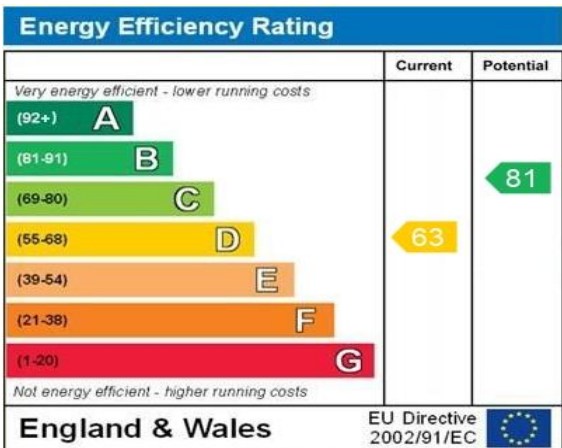




HUNTERS
HERE TO GET *you* THERE

32 Woodside Avenue, Chesham Bois, Amersham, HP6 6BQ
Guide Price £850,000



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.



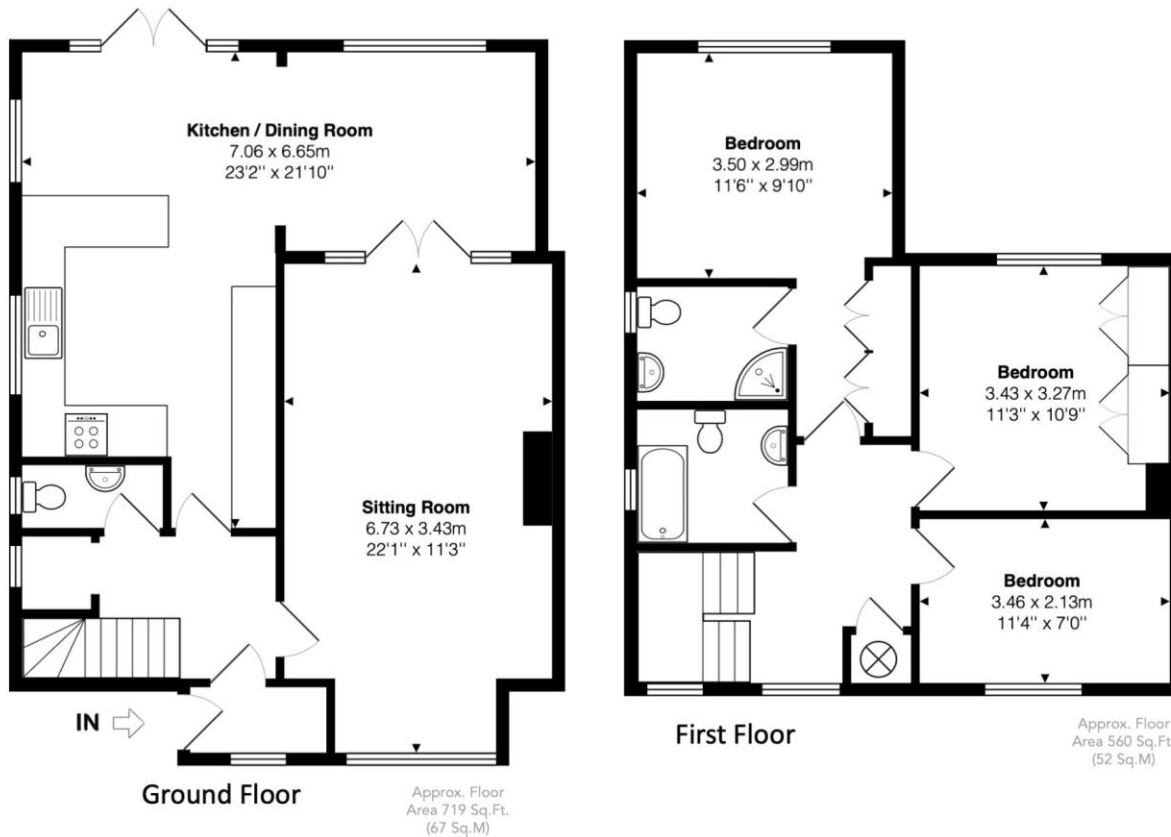
32 Woodside Avenue, Chesham Bois, Amersham, HP6 6BQ

A rare opportunity to purchase a three bedroom, two bathroom semi-detached family home being sold with the benefit of no onward chain and a detached garden office, situated on a sought after tree lined avenue in Chesham Bois within striking distance of highly regarded local schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The property is ideally positioned within walking distance of the town centre, station, and nearby countryside walks. The well-presented accommodation comprises: porch, entrance hall, cloakroom, 22ft sitting room with wood burning stove and double doors to a 23ft L-shaped kitchen dining room overlooking the south west facing rear garden. The first floor offers three generous bedrooms and a family bathroom with the principal bedroom incorporating an ensuite shower room and fitted wardrobes. Externally to the front, there is driveway parking and an area of lawn with shrubs, bushes, and hedges to borders with gated side access to the rear. The south west facing rear garden is mainly laid to lawn with timber fencing to boundaries and a patio area ideal for alfresco dining and outdoor entertaining. There is also a detached garden office with bi-folding doors, Wi-Fi, power and light. CHAIN FREE. EPC Rating: D



32 Woodside Avenue, Chesham Bois, Buckinghamshire, HP6 6BQ

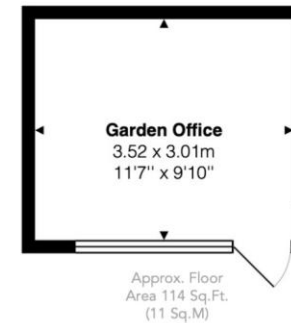
Approx. Gross Area
129 sq m – 1393 sq ft (Incl Garden Office)



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F



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This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing agent and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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