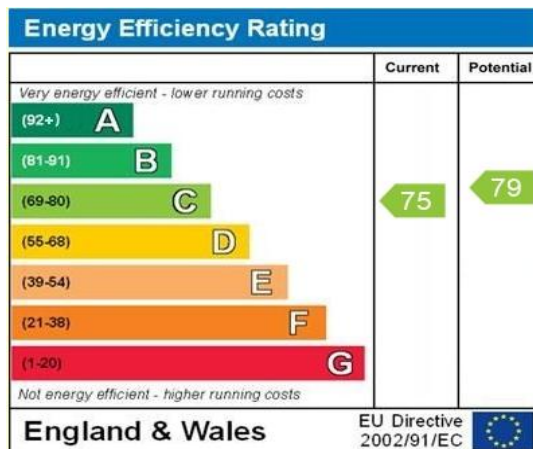




HUNTERS
HERE TO GET *you* THERE

25 Chestnut Lane, Amersham, Buckinghamshire, HP6 6EN
Guide Price £750,000



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®

25 Chestnut Lane, Amersham, Buckinghamshire, HP6 6EN

An extended four double bedroom family home situated in a sought-after location approximately a mile from the station and town centre within close proximity of highly regarded local schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar. Benefitting from no onward chain, the deceptively spacious property boasts nearly 1500 sq. ft of bright and airy accommodation comprising: entrance hall, 27ft open plan kitchen/living/dining room with feature island and sliding door to the garden, study/ground floor guest room with ensuite shower room and utility cupboard. The first and second floors provide a 19ft principal bedroom with fitted wardrobes and an ensuite bathroom with Japanese Soak Bath and heated floor, three further bedrooms and an attractive family bathroom. Externally, the property offers driveway parking and a lawned area to the front. Gated side access leads to the rear garden which is mainly laid to lawn with a patio area providing space for outdoor garden furniture. CHAIN FREE. EPC Rating: C

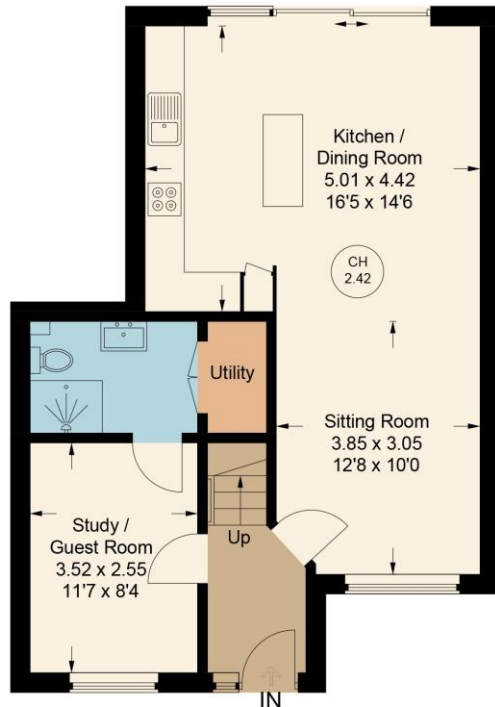


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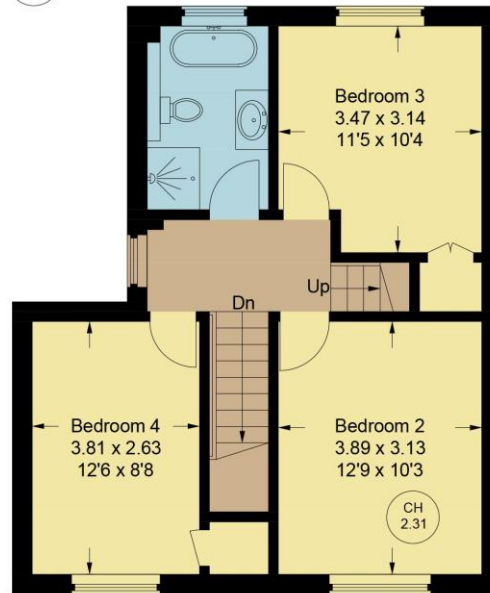
Approximate Gross Internal Area
 Ground Floor = 56.3 sq m / 606 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Second Floor = 33.2 sq m / 357 sq ft
 Total = 138.8 sq m / 1494 sq ft



CH 2.42 = Ceiling Height
 [Dashed Box] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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.



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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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