



HUNTERS[®]
HERE TO GET *you* THERE

68 Whielden Street, Old Amersham, Buckinghamshire, HP7 0JB
Guide Price £1,295,000



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A rare opportunity to purchase a detached family home boasting deceptively spacious accommodation in excess of 2,200 sq. ft with the benefit of a large south easterly facing rear garden, driveway parking and no onward chain in a sought after location in Old Amersham, with its numerous restaurants, boutiques and eateries. Coming to the market for the first time in over 35 years, this 1930s property is conveniently situated within close proximity of highly regarded local schools including St Mary's C of E Primary, Dr Challoner's Grammar and The Amersham School. Whilst the property requires some updating, it offers tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, thereby providing a unique opportunity to create a fantastic home which can be personalised to individual taste for years to come. Having been extended by the current owners, the bright and airy property offers spacious accommodation comprising: entrance hall, 14ft bay fronted dining room, 28ft sitting room with feature fireplace and double doors to the patio, 20ft kitchen breakfast room with courtesy door to the integral garage/utility. The first floor offers a generous landing leading to a 20ft double aspect principal bedroom with fitted wardrobes and a large refitted ensuite shower room, four further bedrooms and a remodelled family bathroom. Externally, the front has been landscaped to provide driveway parking for multiple vehicles with circular central lawn, trees and shrubs. Side access leads to the beautifully landscaped south easterly facing rear garden measuring in excess of 145ft in length which is mainly laid to lawn, with an array of flowers, shrubs and trees to borders enclosed by timber fencing. There is also a large patio area, ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D



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Approximate Gross Internal Area
Ground Floor = 103.4 sq m / 1113 sq ft
First Floor = 103.9 sq m / 1118 sq ft
Total = 207.3 sq m / 2231 sq ft
(Including Garage / Utility)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

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.

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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