

HUNTERS®

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Station Road, Amersham, Buckinghamshire, HP7 0AH Guide Price £550,000



A characterful yet contemporary period property positioned within a stone's throw of the station and amenities of Amersham, ideally positioned within close proximity of fabulous local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The extended family home provides deceptively spacious well-presented accommodation comprising: a bay fronted sitting room with feature fireplace leading to a fabulous 27ft kitchen dining family room with skylights and stable door to the garden. The first floor provides two bedrooms and a family bathroom, all off the landing with stairs rising to a generous loft room with eaves storage, which is currently being used as a bedroom. Externally, both the front and rear gardens have been landscaped to provide low maintenance gardens. The front has been laid to paving offering the potential for off road parking, whilst the rear garden is enclosed by timber fencing, with separate lawned and patio areas, along with a fabulous 12ft multi-purpose detached outbuilding with power and light providing a versatile space for use as home office/studio/gym etc. EPC RATING: D

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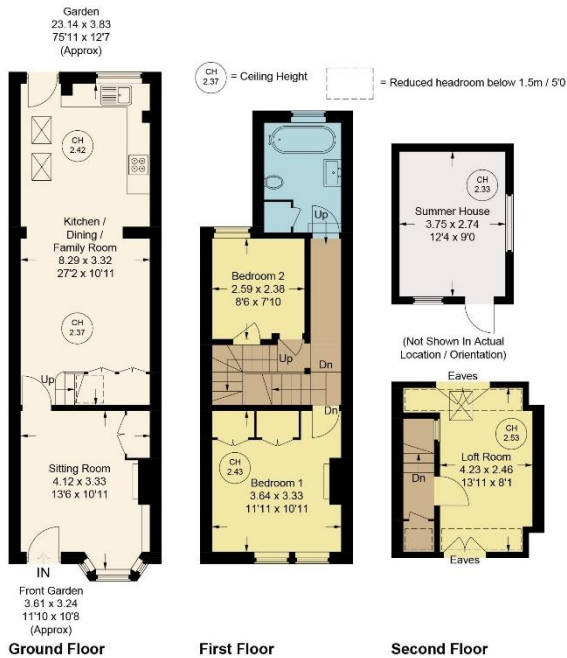
Approximate Gross Internal Area
Ground Floor = 41.3 sq m / 444 sq ft
First Floor = 33.1 sq m / 356 sq ft
Second Floor = 13.9 sq m / 150 sq ft
Summer House = 10.3 sq m / 110 sq ft
Total = 98.6 sq m / 1060 sq ft



MATERIAL INFORMATION

COUNCIL TAX: Band D

TENURE: Freehold



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