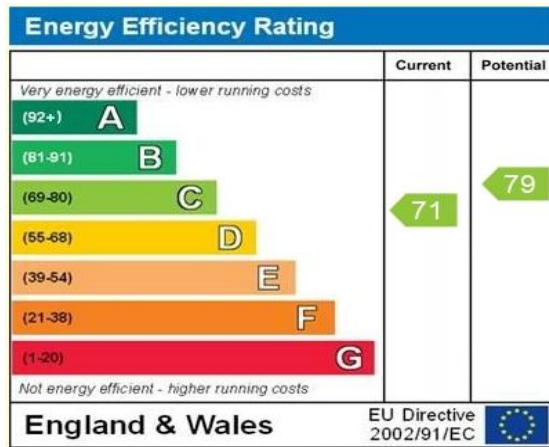




HUNTERS[®]
HERE TO GET *you* THERE

Bramley, 54A Whielden Street, Old Amersham, HP7 0HU
Guide Price £1,500,000



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.

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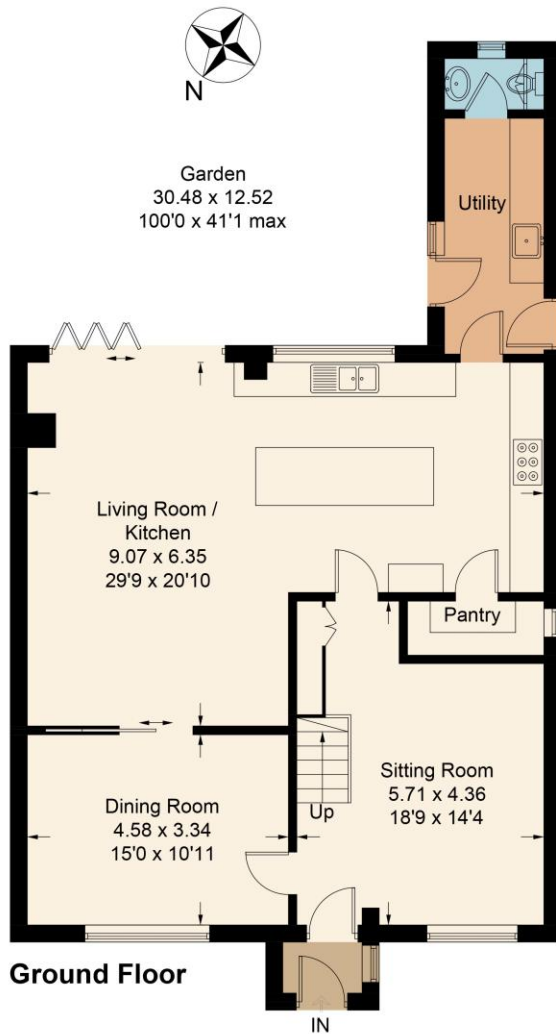
Bramley, 54A Whielden Street, Old Amersham, HP7 0HU

A simply stunning, beautifully presented and deceptively spacious four double bedroom, three bathroom detached family home boasting over 2000 square feet of high quality versatile accommodation conveniently situated in the historic market town of Old Amersham, with its numerous restaurants, boutiques and eateries yet within close proximity of highly regarded local schools to include St Mary's C of E Primary and Dr Challoner's Grammar Schools. This stylish and contemporary property has been cleverly extended, remodelled and modernised to a very high standard by the current owner with today's modern lifestyle of open plan living in mind. The immaculate home offers bright and airy accommodation comprising: porch, 15ft sitting room, 15ft dining room with plantation shutters and double doors to a striking 29ft L-shaped kitchen breakfast living room with feature island, bespoke units, log burning stove, and bi-folding doors to the garden, walk-in-larder/pantry, utility, and cloakroom. The first floor offers a spacious landing with skylights leading to a 15ft principal bedroom with walk in wardrobe and ensuite bathroom, second guest bedroom with ensuite shower room, two further double bedrooms and a striking family bathroom. Externally, the front has been landscaped to provide driveway parking with raised shrubs. Gated side access leads to the utility with stable door to the beautifully landscaped south easterly facing rear garden measuring in excess of 100ft in length offering an array of flowers, shrubs and trees to borders enclosed by timber fencing with two large patio areas, and a circular lawned area to the rear. There is also a 14ft garden store with power and light, which could be suitable for a variety of uses, subject to the relevant consents. EPC Rating: C

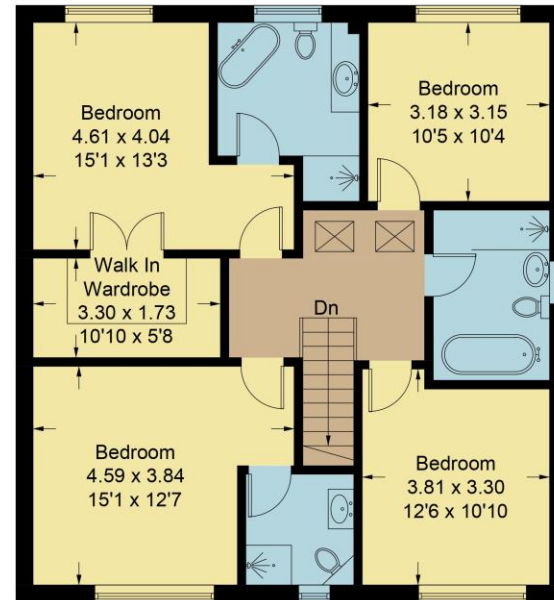


Bramley, 54A Whielden Street, Old Amersham

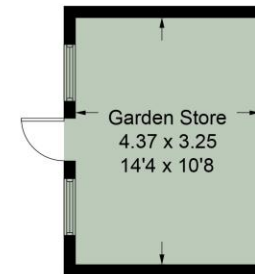
Approximate Gross Internal Area
 Ground Floor = 102.0 sq m / 1,098 sq ft
 First Floor = 90.1 sq m / 970 sq ft
 Garden Store = 14.1 sq m / 152 sq ft
 Total = 206.2 sq m / 2,220 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G



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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com

Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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