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67 The Ridgeway, Amersham, Buckinghamshire, HP7 9HJ
Guide Price £750,000



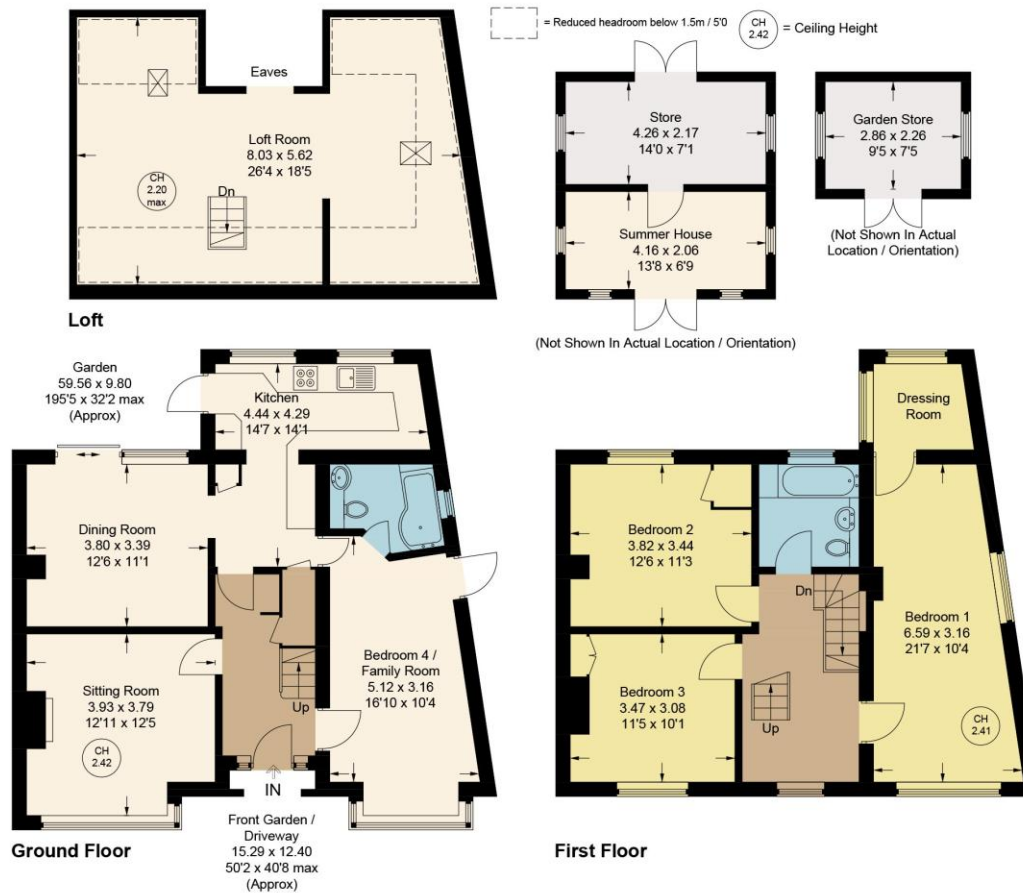
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A rare opportunity to purchase an extended three/four bedroom, two bathroom family home with the benefit of no onward chain situated on a generous plot with a rear garden approaching 200ft in length. Coming to the market for the first time in over 50 years, this deceptively spacious property is ideally positioned within close proximity of highly regarded local schools to include St Mary's C of E Primary, Dr Challoner's Grammar and The Amersham School. The chain-free property has been recently redecorated with new carpets and a brand new gas central heating boiler thereby making it very liveable, whilst offering tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, creating a fantastic home in the future which can be personalised to individual taste for years to come. The bright and airy accommodation comprises: entrance hall, sitting room with feature fireplace, dining room with door to the garden, 16ft bay fronted family room/bedroom four with ensuite bathroom, 14ft L-shaped kitchen, principal bedroom with dressing room, two further double bedrooms, family bathroom and a generous 26ft loft room. Externally, the property benefits from a front garden with driveway parking for a number of vehicles. Gated side access leads to the generous rear garden which measures approximately 195ft in length and is mainly laid to lawn with bushes and shrubs to borders enclosed by timber fencing along with a summer house and garden store to the rear. There is also a large patio area ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D



67 The Ridgeway, Stanley Hill, Amersham, HP7 9HJ

Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 64.1 sq m / 690 sq ft
 Loft = 40.6 sq m / 437 sq ft
 Outbuildings = 24.7 sq m / 266 sq ft
 Total = 201.3 sq m / 2167 sq ft



MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		78
EU Directive 2002/91/EC		

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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