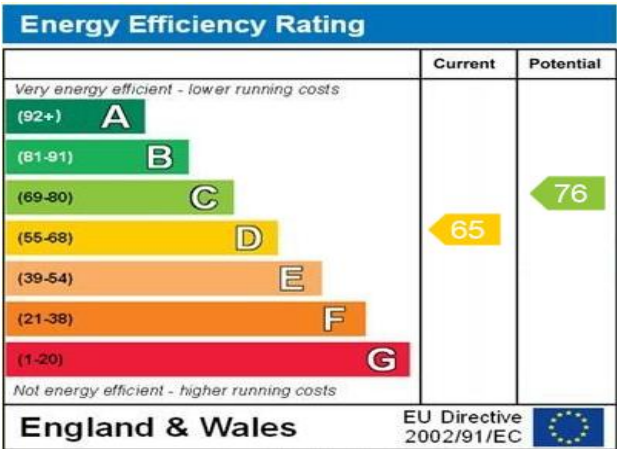




HUNTERS[®]
HERE TO GET *you* THERE

57 The Ridgeway, Stanley Hill, Amersham, Bucks, HP7 9HJ
Guide Price £800,000



57 The Ridgeway, Stanley Hill, Amersham, Buckinghamshire, HP7 9HJ

A rare opportunity to purchase an extended five bedroom, family home with the benefit of no onward chain situated on a generous plot with a rear garden in excess of 200ft in length. 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 offers tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, creating a fantastic home which can be personalised to individual taste for years to come. The bright and airy accommodation comprises: entrance hall, cloakroom, 11ft snug/study, a 24ft open plan sitting dining room with feature fireplace and double doors to a 12ft conservatory garden room, and a 14ft fitted kitchen with door to the side. The first floor provides five bedrooms and a family bathroom, all off the landing. Externally, the property benefits from a front garden with driveway parking for a several vehicles. Gated side access leads to the generous rear garden which measures in excess of 200ft in length and is mainly laid to lawn with bushes and shrubs to borders, along with a pond and a patio area. CHAIN FREE. EPC Rating: D



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

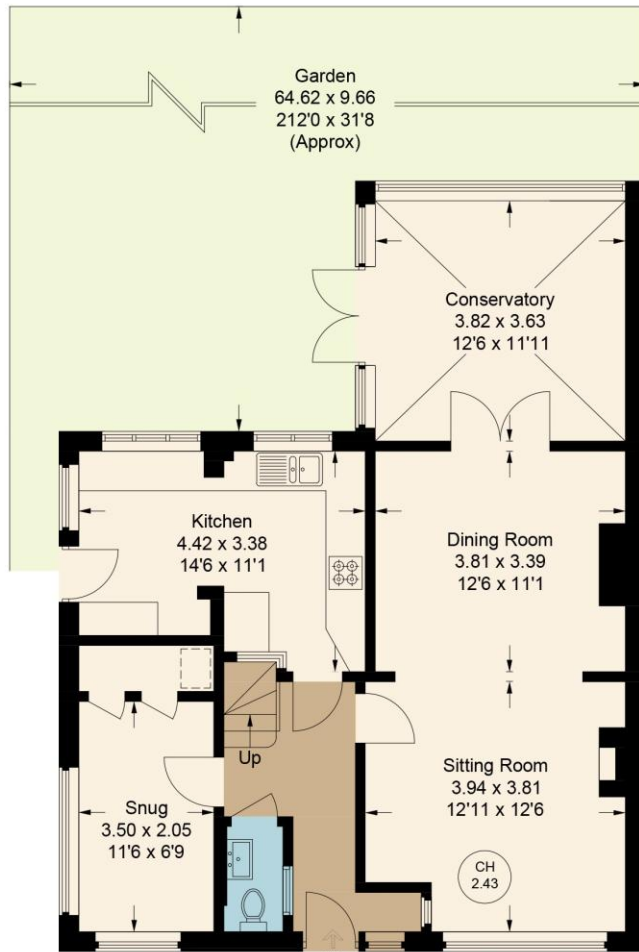
Approximate Gross Internal Area
Ground Floor = 75.5 sq m / 813 sq ft
First Floor = 62.6 sq m / 674 sq ft
Total = 138.1 sq m / 1487 sq ft



MATERIAL INFORMATION

TENURE: FREEHOLD

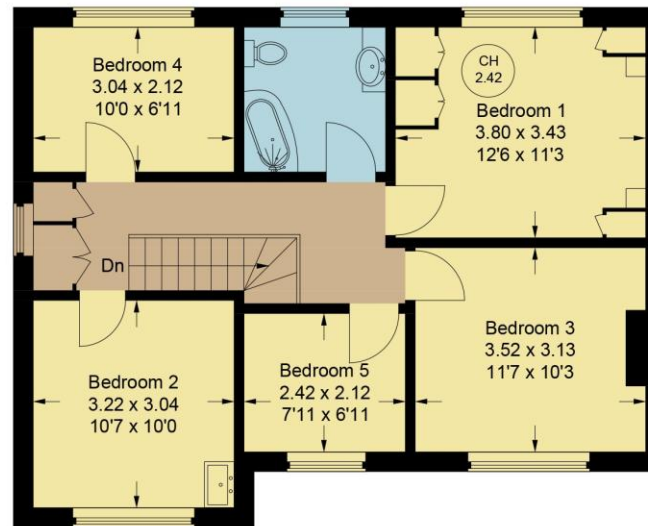
COUNCIL TAX: BAND F



Ground Floor

CH 2.43 = Ceiling Height

[Dashed line] = Reduced headroom below 1.5m / 5'0



First Floor

Floor Plan produced for Hunters by Media Arcade Ltd ©.

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.

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

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

HUNTERS
HERE TO GET *you* THERE