

HUNTERS®
HERE TO GET *you* THERE

The Cottage, Brays Lane, Hyde Heath, Amersham, HP6 5RU

Guide Price £725,000











The Cottage, Brays Lane, Hyde Heath, Amersham, HP6 5RU

A beautifully presented and very well extended period property situated within the sought-after village of Hyde Heath ideally positioned for access to the nearby towns of Amersham, Chesham and Great Missenden all with their stations, providing access into London. This charming and characterful family home has been modernised to a high standard by the current owners offering stylish contemporary accommodation ideal for today's modern lifestyle of open plan living. The bright and airy property offers: entrance hall, 23ft sitting dining room with feature fireplace and bay window with plantation shutters, 17ft refitted kitchen with utility cupboard and double doors to the garden and a ground floor family bathroom. The first and second floors offer four bedrooms, two with ensuite shower rooms and three with built-in wardrobes. Externally there is a gravel driveway to the front proving parking for two vehicles with gated access to the beautiful south westerly facing landscaped rear garden which is a particular feature of this property with its manicured lawn, well stocked flower beds, shrubs and hedges to borders along with a large flagstone patio area. To the rear of the garden, is a fabulous 17ft garden room with double doors, vaulted ceiling, under floor heating and a mezzanine level which could be suitable for a variety of uses including home office, studio, gym, workshop, etc. EPC Rating: C

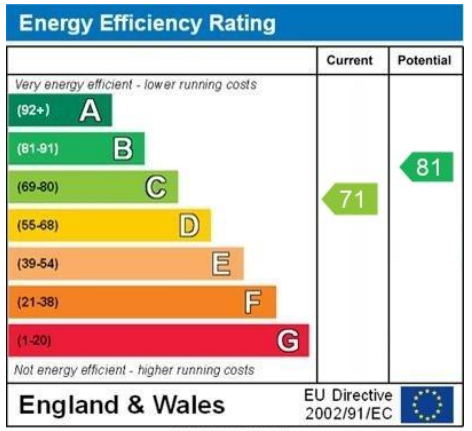








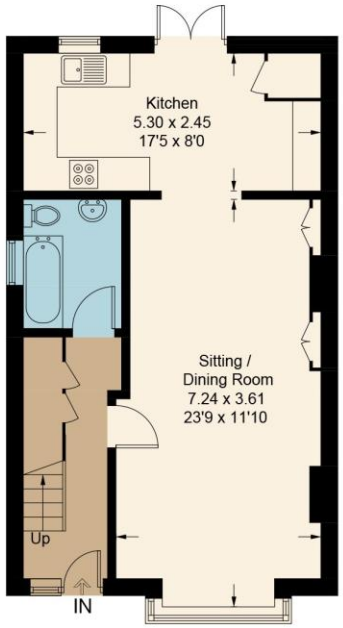




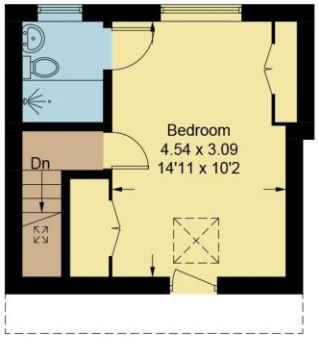
WWW.EPC4U.COM

The Cottage, Brays Lane

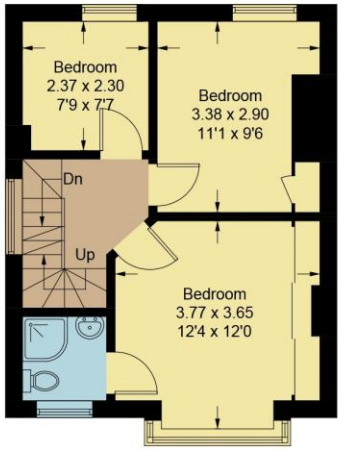
Approximate Gross Internal Area
Ground Floor = 50.9 sq m / 548 sq ft
First Floor = 36.8 sq m / 396 sq ft
Second Floor = 21.9 sq m / 236 sq ft
Garden Room - Ground Floor = 20.7 sq m / 223 sq ft
Garden Room - Mezzanine Level = 5.3 sq m / 57 sq ft
Total = 135.6 sq m / 1,460 sq ft



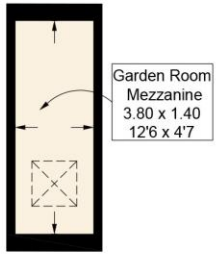
Ground Floor



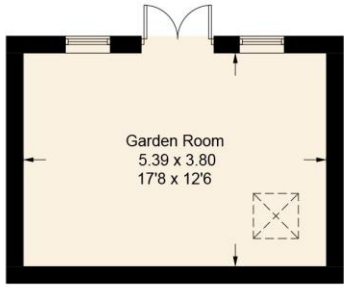
Second Floor



First Floor



Garden Room -
Mezzanine Level



Garden Room - Ground Floor
(Not Shown In Actual
Location / Orientation)

N

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E







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.

© CJ Property Marketing Ltd Produced for Hunters

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

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

HUNTERS®
HERE TO GET *you* THERE