



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**25 Brudenell Close, Amersham, Buckinghamshire, HP6 6FH**  
**Guide Price £625,000**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.



# 25 Brudenell Close, Amersham, Buckinghamshire, HP6 6FH

A well-presented modern family home conveniently situated less than a mile from the town centre and station within close proximity of highly regarded local schooling in this sought after development built by the renowned developer, Cala Homes. Offering potential to extend into the loft, subject to the relevant consents, this charming property has been well maintained by the current owner providing bright and airy accommodation comprising: entrance hall, cloakroom, kitchen breakfast room, 17ft sitting room with double doors to a 14ft garden dining room, principal bedroom with ensuite shower room and fitted wardrobe, two further bedrooms and a family bathroom. Externally, the property benefits from an allocated parking space, leasehold garage in block (999 years from January 2011-tbc) with up and over door, power and light, and a small garden to the front. The southwest facing rear garden has been beautifully landscaped with raised flower beds, shrubs, and trees, along with a garden shed to the rear and a composite decked area providing space for garden furniture and outdoor entertaining. There is also gated side access to the parking space. EPC Rating: C

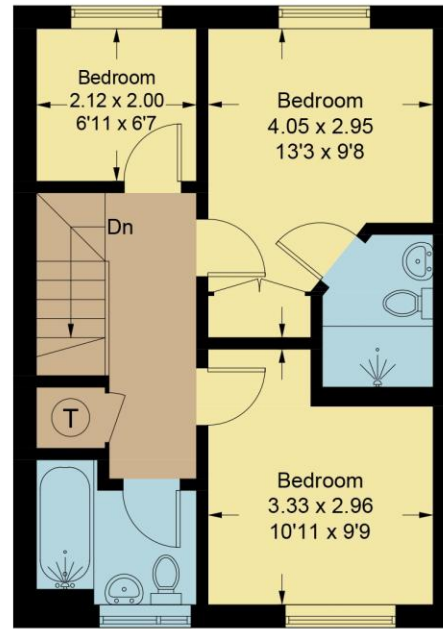


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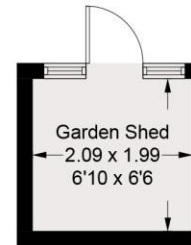
Approximate Gross Internal Area  
 Ground Floor = 54.2 sq m / 583 sq ft  
 First Floor = 39.3 sq m / 423 sq ft  
 Garage / Garden Shed = 21.0 sq m / 226 sq ft  
 Total = 114.5 sq m / 1,232 sq ft



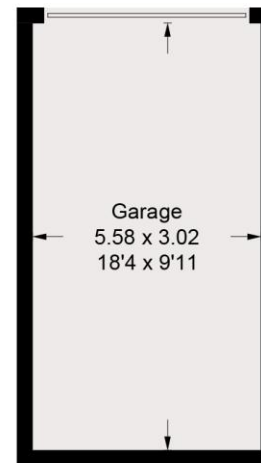
IN  
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(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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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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## **MATERIAL INFORMATION**

**TENURE:** Freehold

**COUNCIL TAX:** BAND E

**ESTATE CHARGE:** £170.57  
 (From 01/01/2026 – 30/06/2026)

**GARAGE:** Leasehold  
 (999 years from January 2011 - tbc)

