



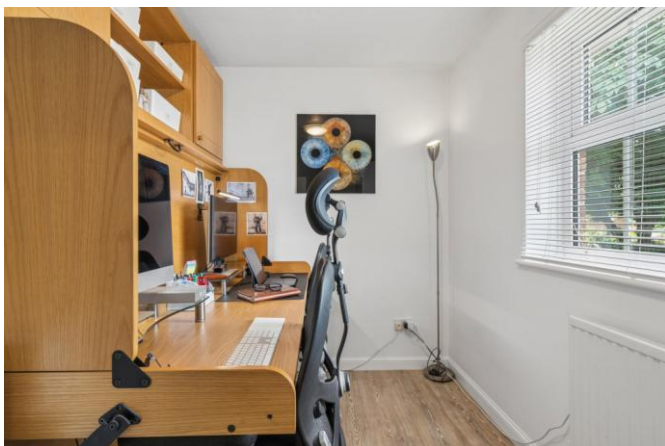
HUNTERS[®]
HERE TO GET *you* THERE

5 Stretton Place, Amersham, Buckinghamshire, HP6 6UU
Guide Price £1,000,000



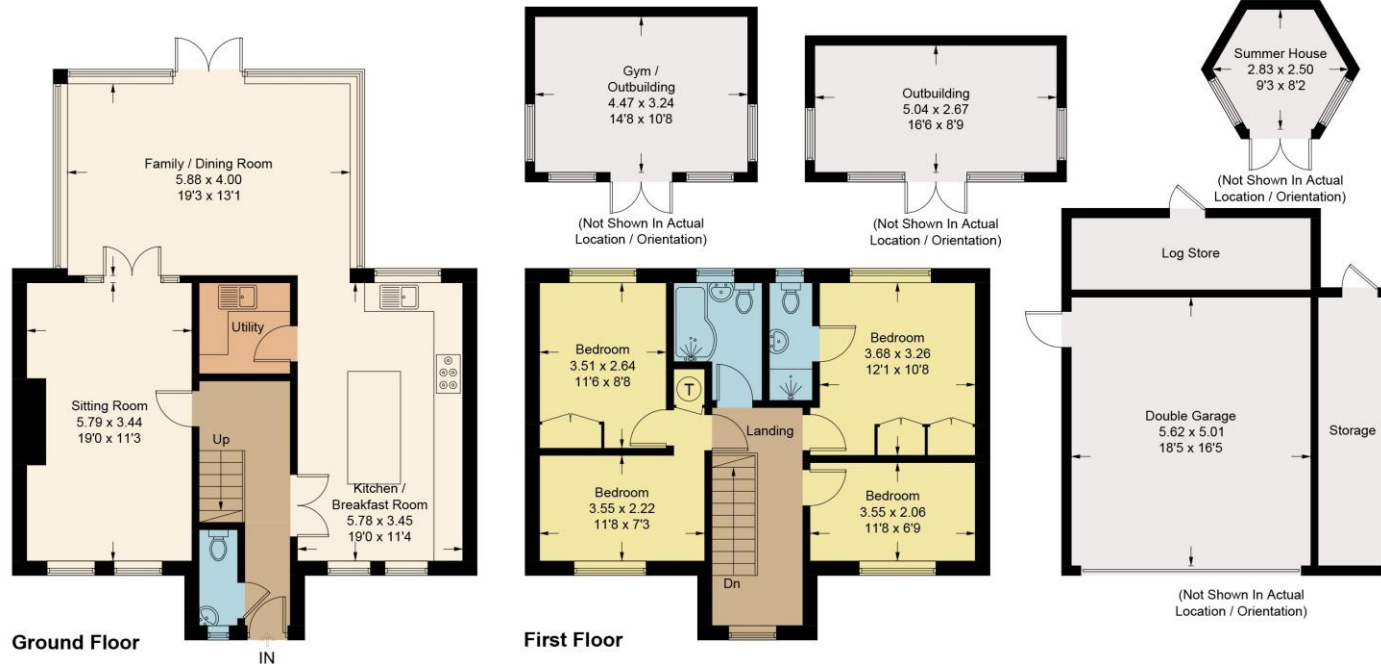
5 Stretton Place, Amersham, Buckinghamshire, HP6 6UU

A beautifully presented and very well maintained detached family home situated on a larger than average double plot in this sought after development approximately a mile from the station and shops of Amersham yet conveniently located for nearby countryside walks. With the benefit of no onward chain, this charming modern property is tucked at the end of a cul-de-sac, ideally situated within close proximity of highly regarded local schools. The bright and airy extended accommodation comprises: entrance hall, cloakroom, 19ft kitchen breakfast room with feature island, 19ft sitting room with wood burning stove and double doors to a fabulous 19ft family dining room which enjoys views over the generous southeast facing rear garden. The first floor provides a galleried landing leading to the principal bedroom with fitted wardrobes and an ensuite shower room, three further bedrooms and a refitted bathroom. Externally to the front, there is a block paved driveway providing parking for several vehicles, and a detached double garage with electric roller door, courtesy side door, power and light. Gated access leads to the larger than average southeast facing rear garden which has been beautifully maintained being mainly laid to lawn with bushes, shrubs, and trees to borders. There is also a large patio area, ideal for outdoor entertaining and alfresco dining, as well as various outbuildings including a 14ft gym, 16ft home office, hexagonal summer house, log store and garden store. CHAIN FREE. EPC Rating: C



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Approximate Gross Internal Area
 Ground Floor = 80.2 sq m / 863 sq ft
 First Floor = 55.3 sq m / 595 sq ft
 Outbuildings = 76.8 sq m / 827 sq ft
 (Including Double Garage)
 Total = 212.3 sq m / 2285 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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