



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

**22 Stanley Hill, Amersham, Buckinghamshire, HP7 9HL**  
**Guide Price £725,000**



### 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.

**HUNTERS**

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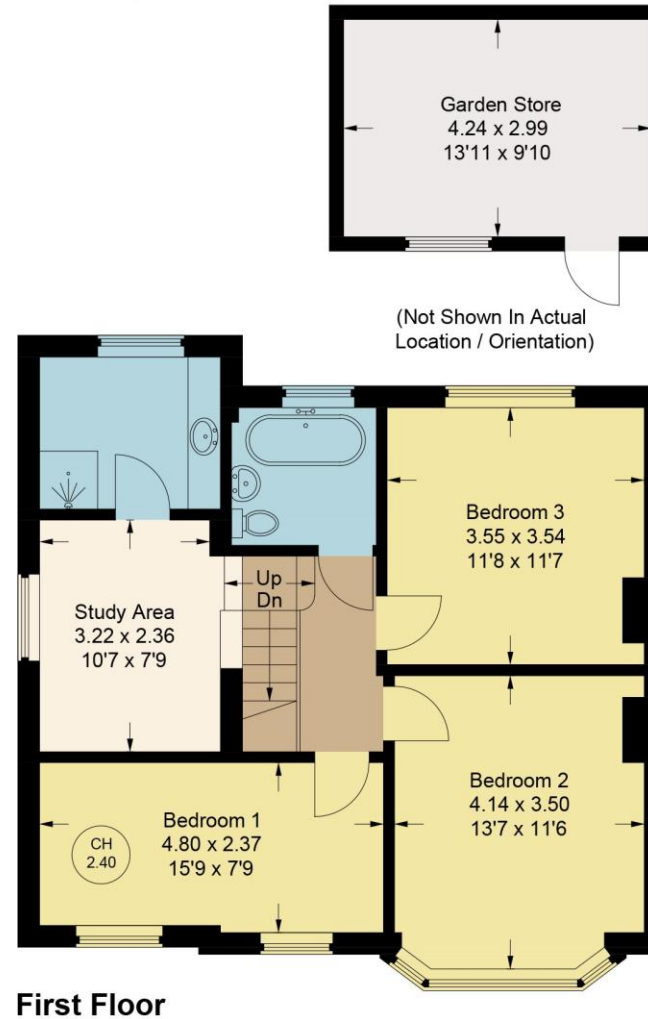
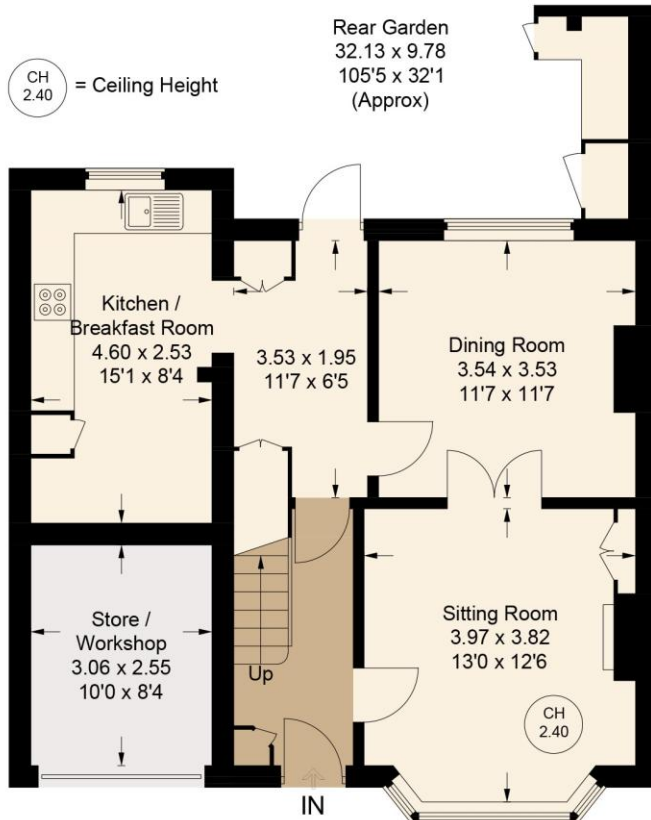
An extended semi-detached family home with generous gardens conveniently situated for the amenities of both Old Amersham and Amersham on the Hill just over a mile from the station with its services into London via the Chiltern and Metropolitan Lines. Offering potential for further enlargement, subject to the relevant consents, the bright and airy property is ideally positioned within close proximity of highly regarded local schools to include St Mary's C of E Primary School, The Amersham School, and Dr Challoner's Grammar School. The well-presented accommodation comprises: entrance hall, bay fronted sitting room with feature fireplace and double doors to the dining room, inner hall with door to the garden open to a 15ft kitchen breakfast room. The first floor provides a family bathroom, three double bedrooms, and a large study area which could be enclosed to create a fourth bedroom with an ensuite shower room. Externally to the front, there is a gravel driveway providing parking for a several vehicles leading to an integral store/workshop with up and over door, power and light. Gated side access leads to the south east facing rear garden which measures in excess of 100ft in length which is mainly laid to lawn with trees, bushes, shrubs, and hedges to borders. There is also a large garden shed to the rear with a pond and water feature and a generous patio, ideal for outdoor entertaining and alfresco dining. EPC Rating: D



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Approximate Gross Internal Area  
 Ground Floor = 54.4 sq m / 585 sq ft  
 First Floor = 63.3 sq m / 681 sq ft

Garden Store, Store / Workshop & External Cupboard = 21.0 sq m / 226 sq ft  
 Total = 138.7 sq m / 1492 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## MATERIAL INFORMATION

TENURE: Freehold

COUNCIL TAX: BAND E



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.

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