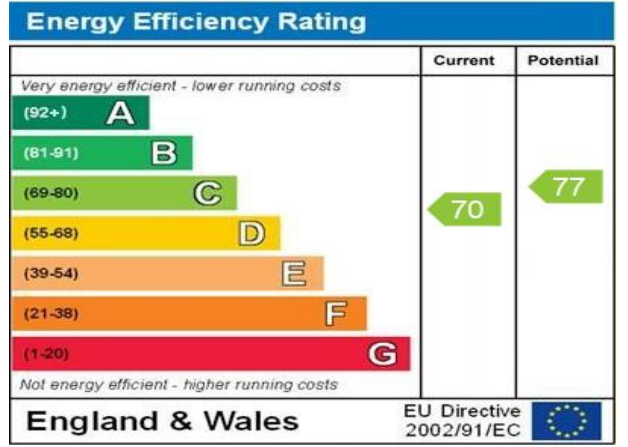




HUNTERS
HERE TO GET *you* THERE

12 The Drive, Amersham, Buckinghamshire, HP7 9AA
Guide Price £1,100,000



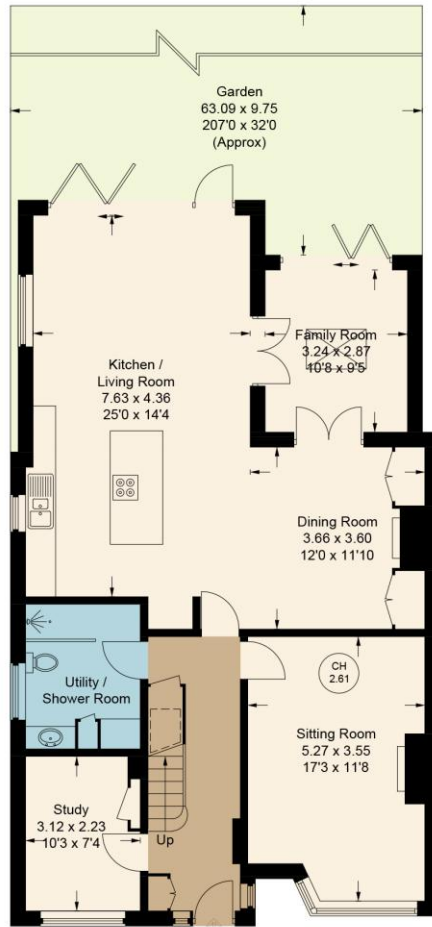
12 The Drive, Amersham, Buckinghamshire, HP7 9AA

A rare opportunity to purchase a beautifully presented and very well extended 1930's built, 'Metropolitan' semi-detached family home on a generous plot ideally positioned in this highly sought after location within ½ a mile of the station, shops and fantastic local schooling including Dr Challoner's Grammar School. With the benefit of a large southerly rear garden and no onward chain, this charming property boasts in excess of 2,000 sq. ft of bright and airy spacious accommodation comprising: entrance hall, study, utility/shower room, 17ft bay fronted sitting room with feature fireplace, a fabulous 27ft 'L-shaped' open plan kitchen living dining room with feature island and bi-folding doors to the garden, and a separate snug/family room. The first floor offers a large family bathroom and four generous double bedrooms with the principal bedroom enjoying an ensuite shower room and fitted wardrobes. Externally, there is a block paved driveway to the front providing off street parking for several vehicles with a few shrubs to borders. There is gated side access leading to the beautifully maintained southerly backing rear garden which is a particular feature of the property measuring in excess of 200ft in length and being mainly laid to lawn with mature trees, and bushes to borders. There are a couple of garden sheds along with a patio area and a generous decked area both ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: C

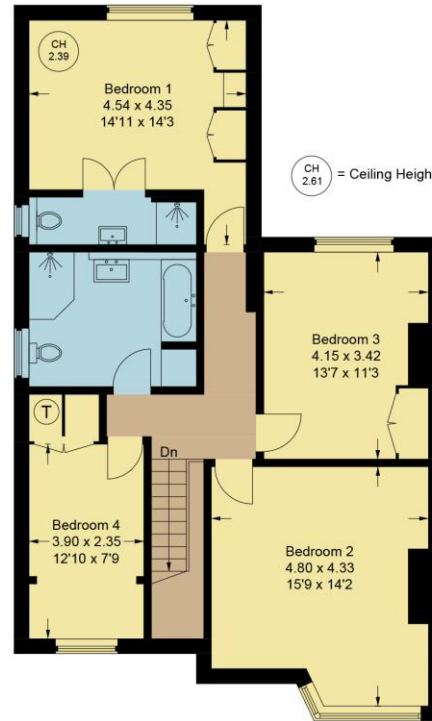


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Approximate Gross Internal Area
Ground Floor = 105.0 sq m / 1130 sq ft
First Floor = 86.5 sq m / 931 sq ft
Total = 191.5 sq m / 2061 sq ft



Ground Floor



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.

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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

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