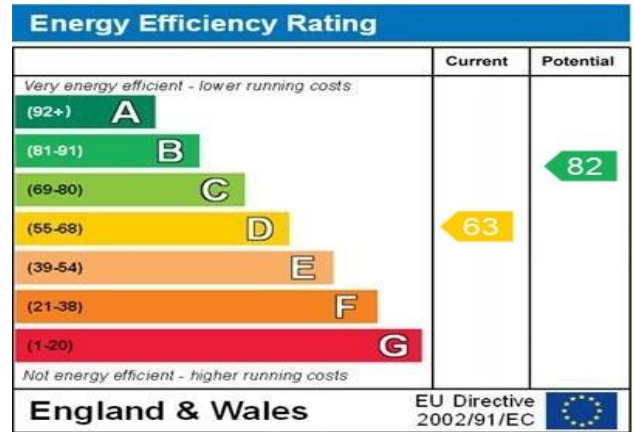




HUNTERS[®]
HERE TO GET *you* THERE

8 Gayton Close, Chesham Bois, Amersham, Buckinghamshire, HP6 6DW
Guide Price £1,200,000



8 Gayton Close, Chesham Bois, Amersham, Buckinghamshire, HP6 6DW

A well-presented four/five bedroom, two bathroom detached family home with split-level accommodation and a generous rear garden measuring in excess of 120ft with far reaching views to the rear, situated within close proximity of highly regarded schools including Chesham Bois C of E Primary and Dr Challoner's Grammar Schools. With the benefit of no onward chain, this bright and airy property is ideally positioned for nearby countryside walks, yet only 1.3 miles from the station and town centre. Offering potential to extend and remodel, subject to the relevant consents, the property provides good family accommodation comprising: entrance hall, cloakroom, two versatile rooms which could be used as either bedrooms or an office and study. Steps then take you down to a 24ft double aspect sitting dining room with feature fireplace and woodblock flooring leading to a fitted kitchen with door to the garden. The first floor provides a 16ft principal bedroom with Juliet balcony and fitted cupboards, two further double bedrooms, laundry room, family bathroom and a separate shower room. Externally to the front the property benefits from a well-kept garden and driveway parking leading to an integral garage with up and over door, power and light. Side access leads to the beautifully maintained rear garden which is mainly laid to lawn with trees, hedges, and shrubs to borders along with a large patio area, ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D



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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

Approximate Gross Internal Area
 Ground Floor = 76.7 sq m / 825 sq ft
 First Floor = 82.4 sq m / 887 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 171.8 sq m / 1849 sq ft



Floor Plan produced for Hunters by Media Arcade ©.

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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