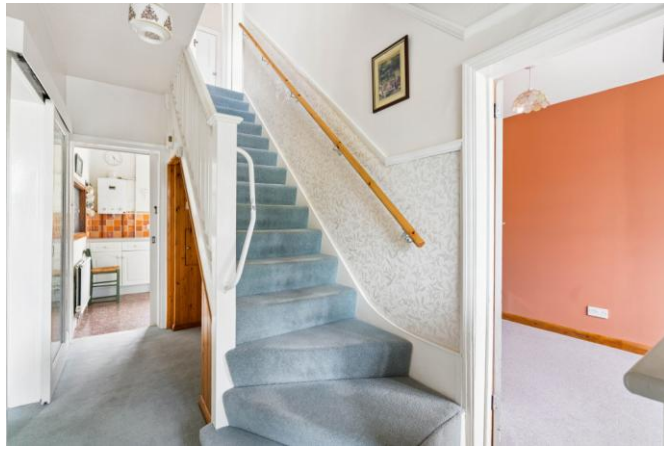




HUNTERS[®]
HERE TO GET *you* THERE

33 Woodside Close, Amersham, Buckinghamshire, HP6 5EF
Guide Price £850,000



33 Woodside Close, Amersham, Buckinghamshire, HP6 5EF

A rare opportunity to purchase a three bedroom, 1930's built, 'Metropolitan' semi-detached family home overlooking a central green in this hugely sought after road. Conveniently situated in the heart of Amersham's town centre within walking distance of the station and all amenities, this neatly presented property is ideally positioned for highly regarded schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar. Enjoying a delightful south-west facing rear garden measuring in excess of 80ft in length and benefitting from no onward chain, this charming property offers tremendous potential for remodelling, improvement and further enlargement subject to the relevant consents, providing a great opportunity to create a fabulous home for years to come. The property offers bright and airy accommodation comprising: porch, hallway, 28ft sitting dining room with feature fireplace and sliding door to the garden, 14ft fitted kitchen, 15ft family room, cloakroom, three good sized bedrooms, family bathroom and a separate cloakroom. Externally to the front, the property benefits from driveway parking and a low maintenance garden with flower beds to the side and gated access to the beautifully maintained mature rear garden which is manly laid to lawn with rockery, flower beds, veg patch, two garden sheds and a patio area providing space for outdoor entertaining and alfresco dining. CHAIN FREE. EPC RATING: C



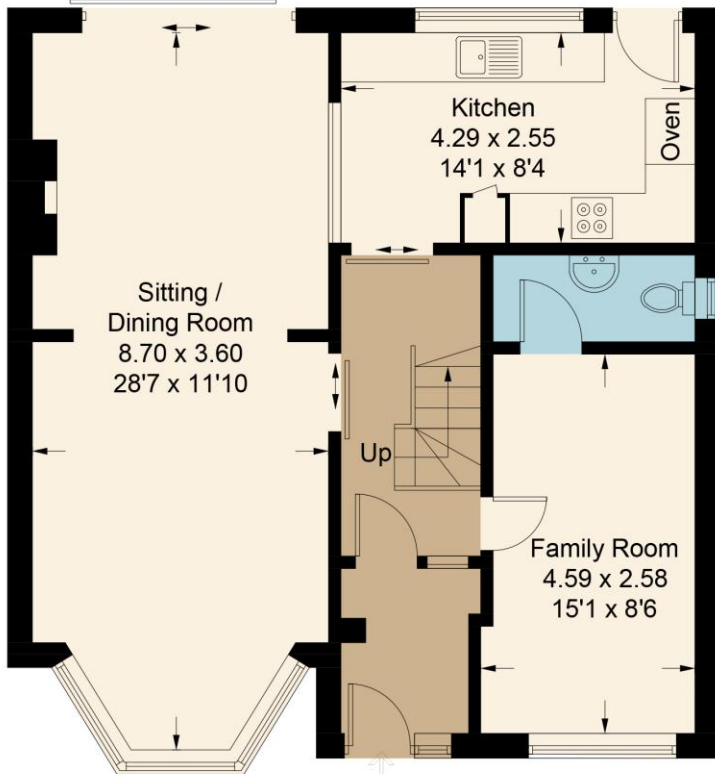
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Approximate Gross Internal Area
 Ground Floor = 67.5 sq m / 726 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Total = 122.6 sq m / 1,319 sq ft

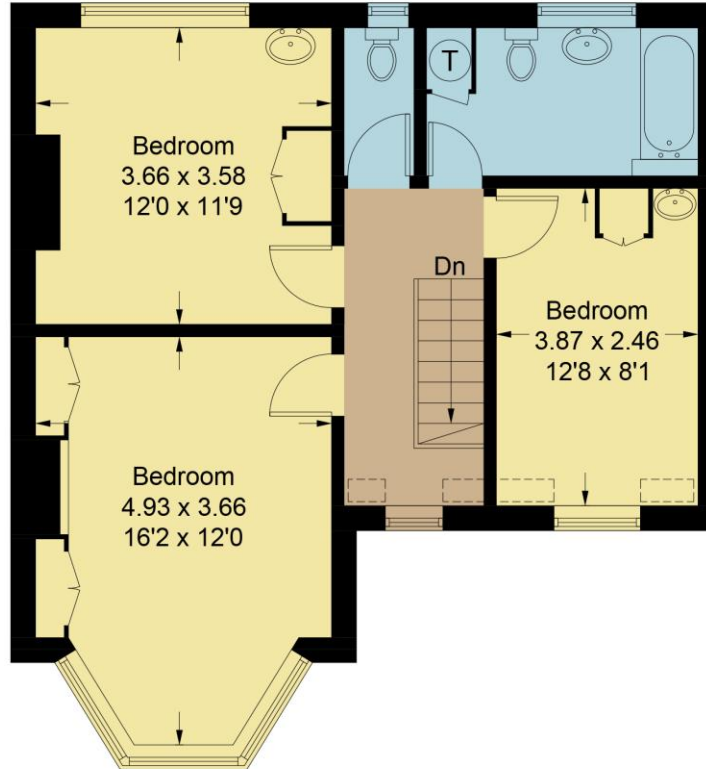


Garden
 26.16 x 9.86
 85'10 x 32'4
 (Approx)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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 F



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	82
(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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