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**67 Grimsdells Lane, Amersham, Buckinghamshire, HP6 6HH**  
**Guide Price £950,000**



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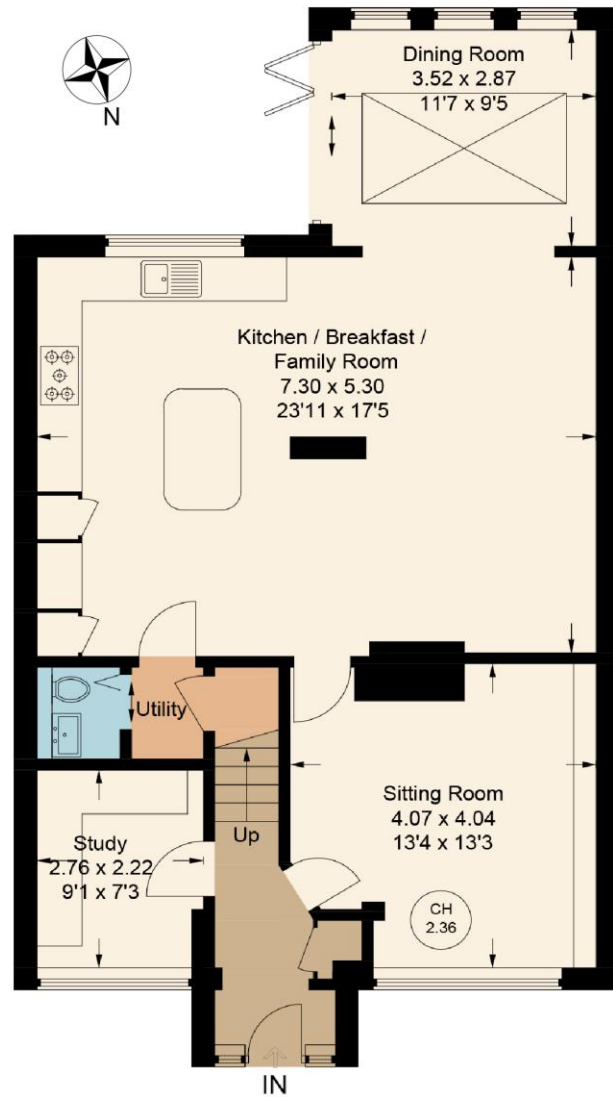
A beautifully presented and deceptively spacious four bedroom semi-detached family home ideally positioned just over half a mile from the station and shops, within close proximity of highly regarded schools including Chestnut Lane, Elangeni, and Dr Challoner's. The extended property boasts bright and airy accommodation in excess of 1,500 sq. ft. comprising: porch, entrance hall, study with bespoke fitted furniture, sitting room, utility, cloakroom and a stunning 23ft open plan kitchen living dining room with feature island, integrated appliances, porcelain flooring, and bi-folding doors to the garden. The first floor offers a stylish family bathroom and four bedrooms with the principal bedroom enjoying beautifully fitted wardrobes, drawers and matching bedside tables as well as a stylish ensuite shower room. Externally, the front garden has been landscaped to accommodate a generous brick paved driveway providing parking for several vehicles, whilst the level southerly aspect rear garden offers an attractive patio area providing space to entertain with the remainder mainly laid to lawn and bark chipped play area.

EPC Rating: C



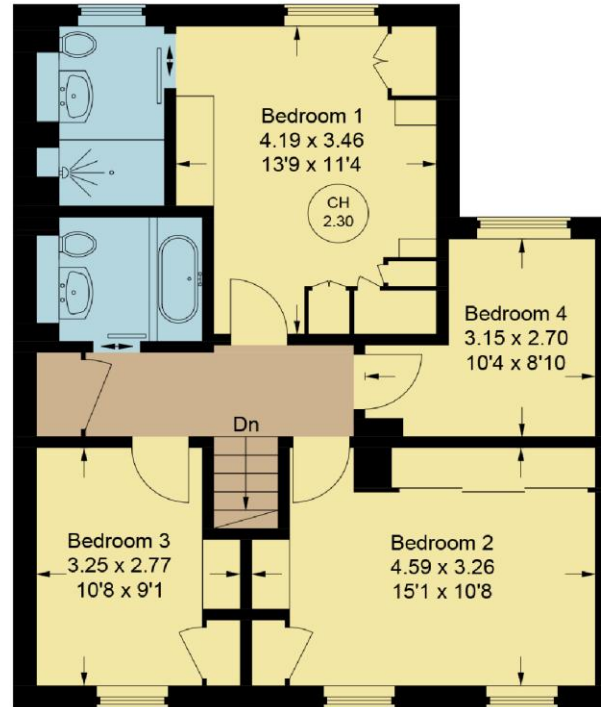
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Approximate Gross Internal Area  
 Ground Floor = 84.8 sq m / 913 sq ft  
 First Floor = 60.5 sq m / 651 sq ft  
 Total = 145.3 sq m / 1564 sq ft



**Ground Floor**

CH 2.36 = Ceiling Height



**First Floor**

**MATERIAL INFORMATION**  
 TENURE: FREEHOLD  
 COUNCIL TAX: BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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