



HUNTERS
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9 Ruckles Way, Amersham, Buckinghamshire, HP7 0BZ
Guide Price £1,100,000



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A beautifully presented four bedroom detached family home in a cul-de-sac location, with stunning far reaching views to the rear, ideally placed for the amenities of both Old Amersham and Amersham on the Hill, in close proximity of the station, shops, and highly regarded schools including St Mary's C of E Primary and Dr Challoner's Grammar. The bright and airy property boasts 1780 sq. ft of accommodation in all, ideal for the growing family or discerning downsizer alike. Comprising: entrance hall, cloakroom, 19ft bay fronted sitting dining room with bi-folding doors to the garden, 16ft kitchen breakfast room with door to utility, and a 12ft family room on the ground floor. The stairs leading to the first floor offer a half turn with a stunning outlook over open fields towards Shardeloes Estate and then onto the first floor landing leading to a 15ft principal bedroom with ensuite shower room, three further bedrooms, and a striking refitted bathroom. Externally there is driveway parking for several vehicles to the front with side access leading to the westerly backing rear garden which has been beautifully landscaped to provide multiple seating areas, with flowers, shrubs and lawned areas. There is also a gate to the rear leading to open fields, and access to a self-contained office/studio which could be suitable for a variety of uses. EPC Rating: C



MATERIAL INFORMATION

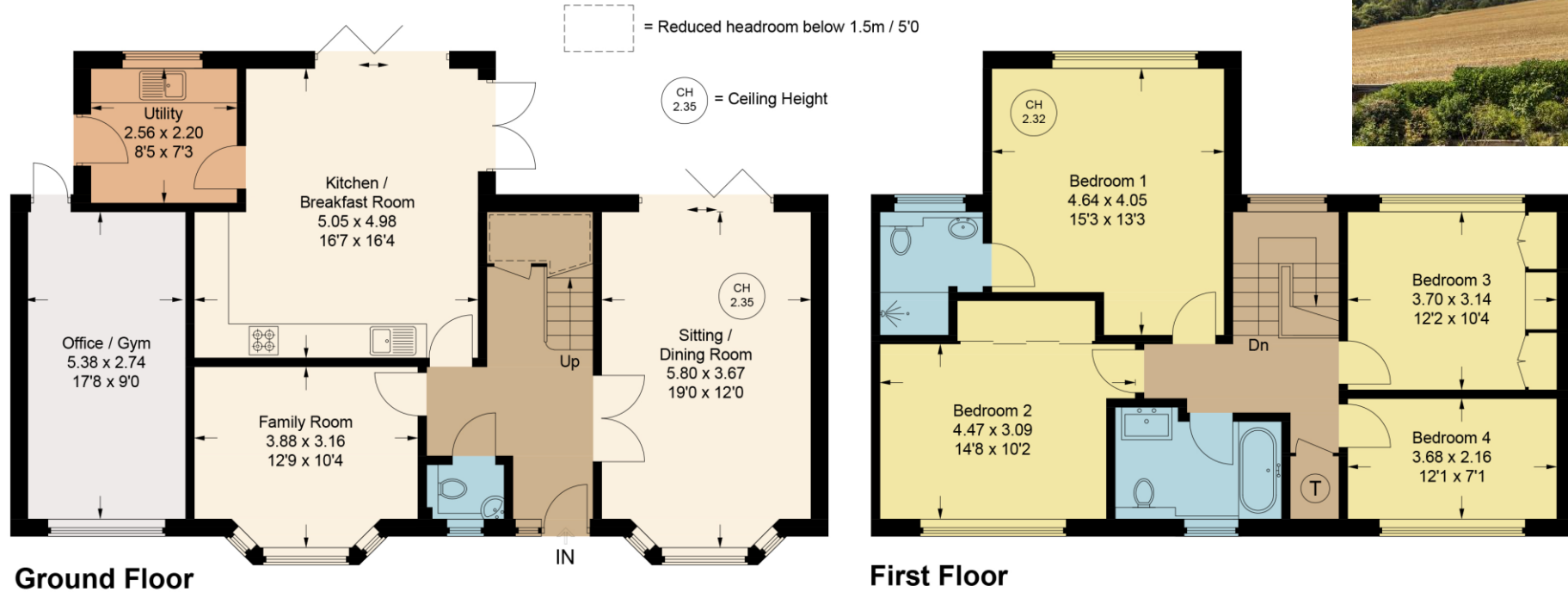
TENURE: FREEHOLD

COUNCIL TAX: BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area
Ground Floor = 77.4 sq m / 833 sq ft
First Floor = 73.2 sq m / 788 sq ft
Office / Gym = 14.8 sq m / 159 sq ft
Total = 165.4 sq m / 1780 sq ft



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.

Hunters, 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com

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