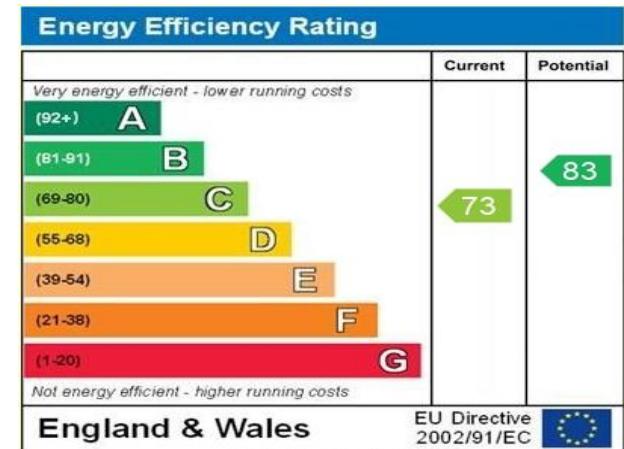




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**Carmen, London Road East, Amersham, HP7 9DL**  
**Guide Price £1,195,000 – CHAIN FREE**



# Carmen, London Road East, Amersham, HP7 9DL

This stunning 1930's family home offers deceptively spacious and beautifully presented accommodation approaching 2,300 square foot in all, with attractive rural views to the front and the benefit of no onward chain. Situated on a generous plot, approximately a mile from the High Street of Old Amersham and within close proximity of highly regarded schools including Dr Challoner's Grammar, St Mary's CofE Primary, and The Amersham School, this charming property has been thoughtfully extended offering versatile accommodation for today's modern lifestyle with potential for further enlargement, subject to the relevant consents. The immaculately presented accommodation comprises: porch, entrance hall with oak flooring, 27ft dual aspect sitting room with feature fireplace, 13ft dining room with bay window, a striking 16ft kitchen breakfast room with granite work surfaces and door to the garden, 14ft family room, utility room, study and a cloakroom. The first floor provides a generous landing leading to a 17ft master suite with dressing area, walk in wardrobe and refitted ensuite shower room, three further bedrooms and a large family bathroom. Externally, the property offers a gated driveway, carport with double doors, low maintenance garden to the front and a beautiful mature private garden to the rear measuring in excess of 85ft in length. CHAIN FREE. EPC Rating: C



# Carmen, London Road East

Approximate Gross Internal Area

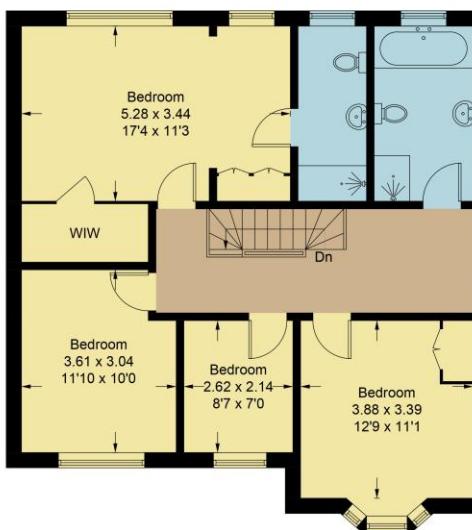
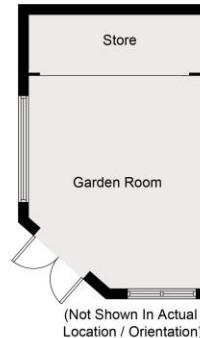
Ground Floor = 111.7 sq m / 1,202 sq ft

First Floor = 78.2 sq m / 842 sq ft

Carport = 21.4 sq m / 230 sq ft

Total = 211.3 sq m / 2,274 sq ft

(Excluding Shed / Outbuilding)



## MATERIAL INFORMATION

**TENURE: FREEHOLD**

**COUNCIL TAX: BAND G**

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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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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