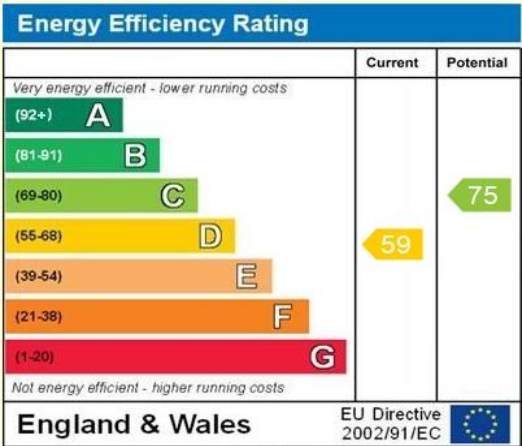
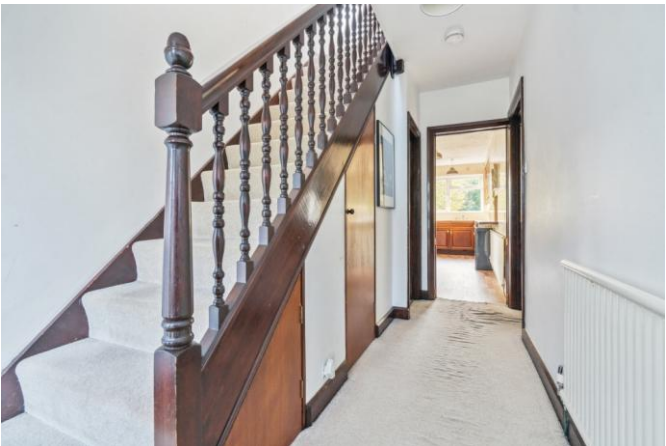




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**122 Botley Road, Chesham, Buckinghamshire, HP5 1XG**  
**Guide Price £750,000**





**THINKING OF SELLING?**  
 If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





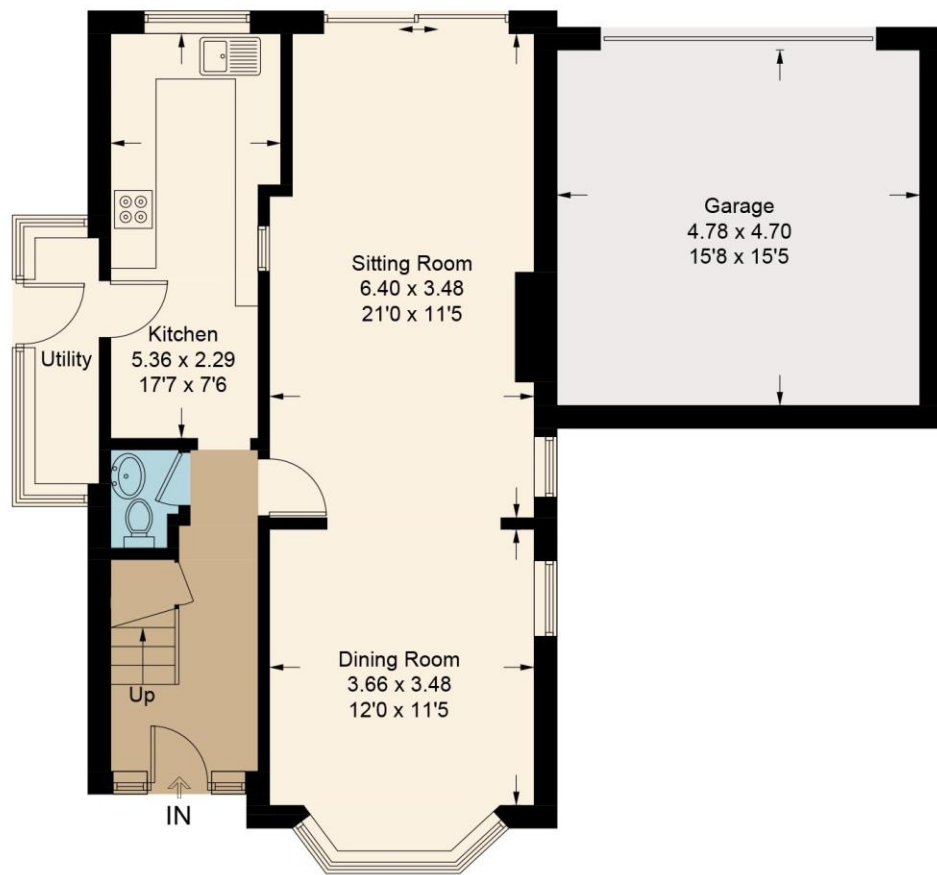
# 122 Botley Road, Chesham, Buckinghamshire, HP5 1XG

An exciting opportunity to purchase a detached family home with development potential on a generous southerly backing plot approaching quarter of an acre in the sought-after hamlet of Botley, within close proximity of highly regarded local, private and grammar schools as well as nearby countryside. The property offers tremendous potential for further enlargement and improvement or complete redevelopment, as it benefits from planning permission\*. Offering a unique opportunity to create a fantastic new home which can be personalised to individual taste for years to come, the current property offers bright and airy accommodation comprising: entrance hall, cloakroom, 21ft double aspect sitting room with feature fireplace and sliding doors to the garden open to a 12ft bay fronted dining room, 17ft kitchen, utility, three generous double bedrooms and a family bathroom. Externally, the front is mainly laid to block and crazy paved driveway providing parking for several vehicles leading to a double garage and the mature southerly facing rear garden which backs onto fields measuring in excess of 120ft in length. The rear garden has a large block paved patio with the remainder being mainly laid to lawn with hedges and shrubs to borders. CHAIN FREE.

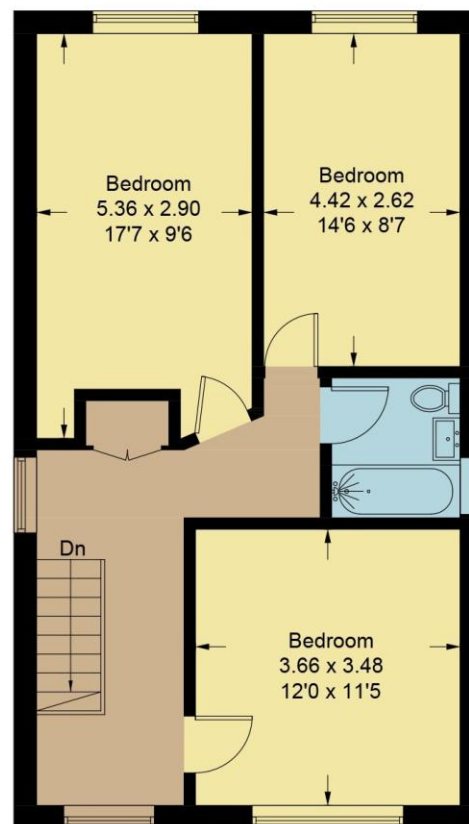
EPC RATING: D (\*ref: PL/22/2331/FA, Buckinghamshire Council).

NB: Please note the property has cracks due to structural movement and a report is available upon request.





**Ground Floor**



**First Floor**

## 122 Botley Road

Approximate Gross Internal Area  
 Ground Floor = 61.3 sq m / 660 sq ft  
 First Floor = 57.1 sq m / 615 sq ft  
 Garage = 22.6 sq m / 243 sq ft  
 Total = 141.0 sq m / 1,518 sq ft



Rear Garden - Approximately  
 37.49 x 15.11  
 123'0 x 49'7

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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TENURE: FREEHOLD

COUNCIL TAX: BAND F

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

Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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