



HUNTERS
HERE TO GET *you* THERE

2 Chestnut Court, Chestnut Lane, Amersham, HP6 6ED
Guide Price £550,000



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.

HUNTERS

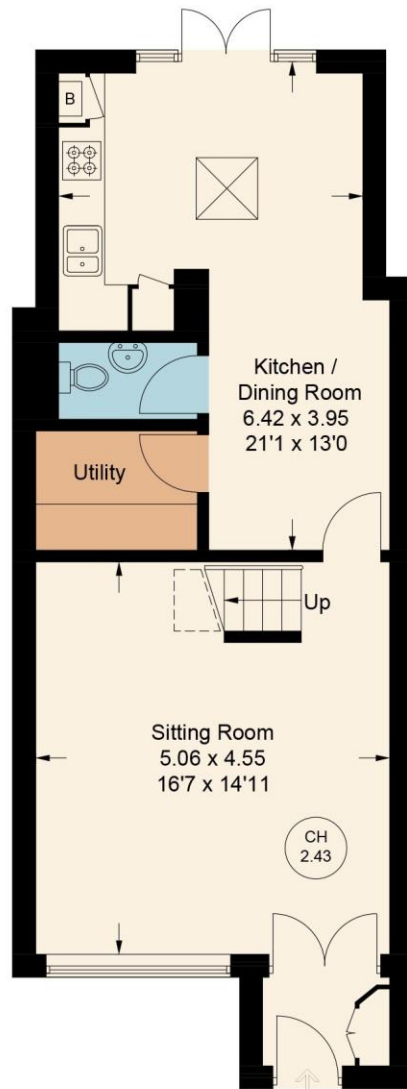
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An extended three bedroom family home with the benefit of a garage in block, ideally situated in a sought after location less than a mile from the station and town centre within very close proximity of highly regarded schools to include Chestnut Lane, Elangeni, and Dr Challoner's Grammar. With no onward chain, this well presented property offers bright and airy accommodation comprising: porch, 16ft sitting room, 21ft kitchen dining room with skylight and French doors to the garden, utility, cloakroom, three good sized bedrooms, a modern family bathroom, and potential for a loft conversion, subject to the relevant consents. Externally, the property benefits from front and rear gardens which are mainly laid to lawn with flowers, shrubs and hedges to borders, garden shed, and two decked areas providing space for outdoor entertaining and alfresco dining. To the rear of the property, there is a single garage in block with up and over door, ideal for additional storage or for parking. CHAIN FREE. EPC Rating: C



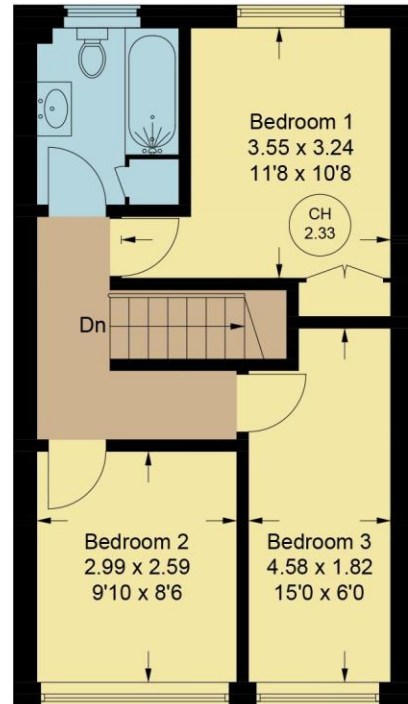
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Approximate Gross Internal Area
 Ground Floor = 53.1 sq m / 571 sq ft
 First Floor = 39.1 sq m / 421 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 104.3 sq m / 1122 sq ft

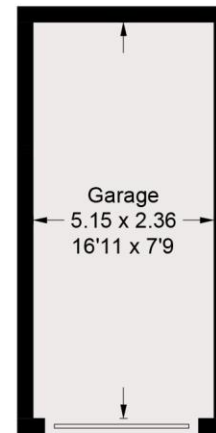


Ground Floor

= Reduced headroom below 1.5m / 5'0
 CH 2.43 = Ceiling Height



First Floor



(Not Shown In Actual
 Location / Orientation)

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(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	

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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