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3 Little Shardeloes, High Street, Amersham, HP7 0EF
Guide Price £1,475,000

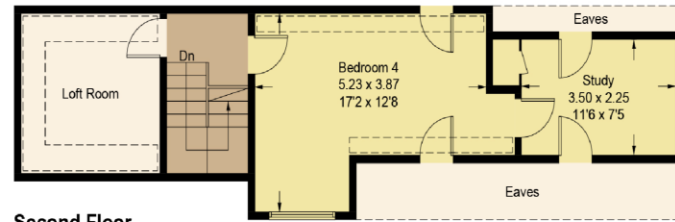


3 Little Shardeloes, High Street, Amersham, HP7 0EF

A rare opportunity to purchase a charming and characterful family home boasting deceptively spacious accommodation approaching 2,700 sq. ft with the benefit of a large garden, driveway parking and no onward chain in a sought after private cul-de-sac just off the historic High Street of Old Amersham, ideally positioned within reach of a host of boutiques and eateries. Coming to the market for the first time in over 50 years, this attractive period property is conveniently situated within close proximity of highly regarded local schools including St Mary's C of E Primary, Dr Challoner's Grammar and The Amersham School. Whilst the property requires updating and modernisation, it offers tremendous potential for remodelling, improvement, and further enlargement, subject to the relevant consents, thereby providing a unique opportunity to create a fantastic home which can be personalised to individual taste for years to come. The generous ground floor accommodation comprises: large reception hall, cloakroom, family room (currently being used as a bedroom), 18ft double aspect sitting room with feature fireplace and parquet flooring, 18ft dining room, 17ft kitchen breakfast room with pantry and door to side. The first floor provides a landing leading to three generous double bedrooms, and a large 16ft family bathroom with a separate shower room. The second floor provides a loft room and a fourth bedroom with an attached study which could be converted to an ensuite or dressing room. Externally, the property benefits from a large driveway providing parking for several vehicles, and a well-established partly walled private garden measuring nearly 70ft in depth which is mainly laid to lawn with mature trees, hedges, flowers and shrubs to borders. CHAIN FREE. EPC Rating: D



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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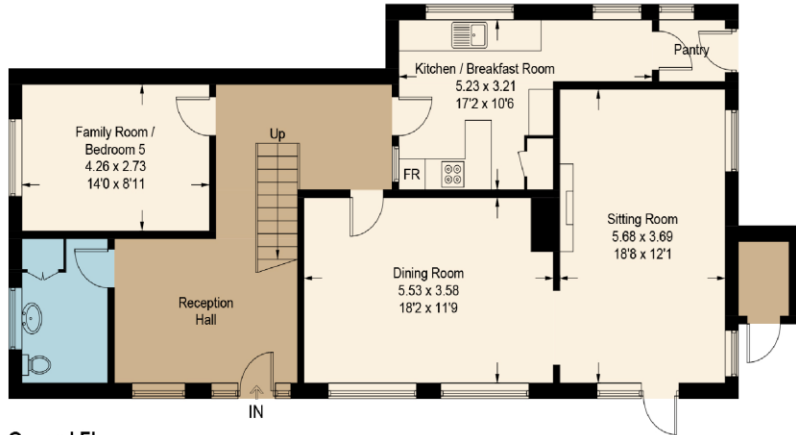
Second Floor

3 Little Shardeloes, High Street

Approximate Gross Internal Area
Ground Floor = 102.1 sq m / 1,099 sq ft
First Floor = 101.8 sq m / 1,096 sq ft
Second Floor = 42.9 sq m / 462 sq ft
Total = 246.8 sq m / 2,657 sq ft
(Excluding Eaves)



Garden
30.00 x 21.00
97'8 x 68'5
(Approx)



Ground Floor



First Floor

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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