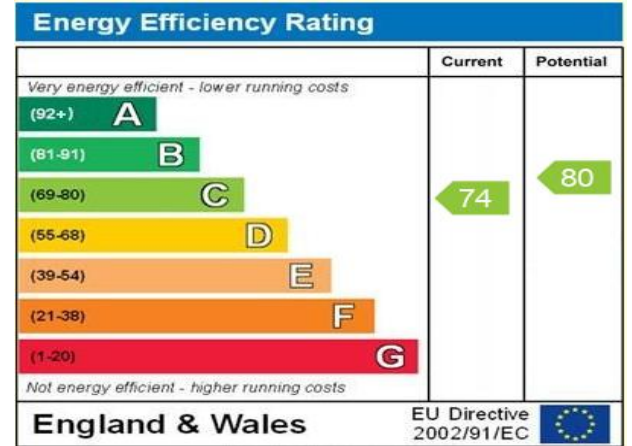




HUNTERS[®]
HERE TO GET *you* THERE

21 Station Road, Amersham, Buckinghamshire, HP7 0BG
Guide Price £865,000



21 Station Road, Amersham, Buckinghamshire, HP7 0BG

A beautifully presented and deceptively spacious four double bedroom semi-detached family home boasting nearly 1,550 square feet of accommodation conveniently situated within walking distance of the station ideally placed for the amenities of both Old Amersham and Amersham on the Hill, in close proximity of highly regarded local schooling to include St Mary's C of E Primary and Dr Challoner's Grammar Schools. The extended property offers bright and airy accommodation comprising: entrance hall with exposed floor boards, 18ft family room/study, 20ft sitting room with sliding door to the garden, 17ft kitchen breakfast room with quarry tiled floor and door to the garden, cloakroom, and a bay fronted dining room with feature fireplace. The first floor offers a landing with sun tunnel and loft access, leading to a 17ft principal bedroom with fitted wardrobes, three further double bedrooms, and a modern refitted family bathroom. Externally, the front has been landscaped to provide driveway parking for a number of vehicles, with hedging and shrubs to borders. Side access leads to the generous south east facing rear garden measuring in excess of 100ft which is mainly laid to lawn enclosed by timber fencing with patio and decked areas, ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: C

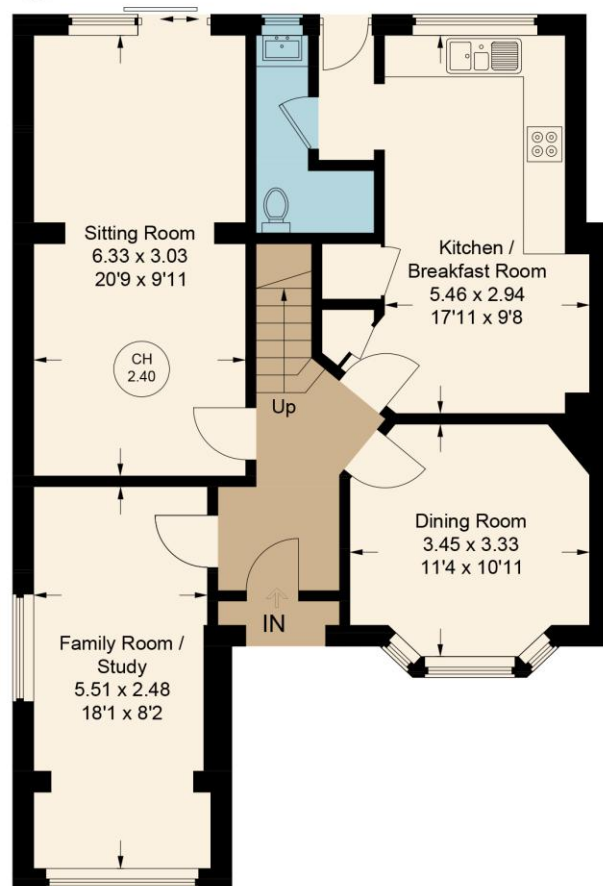


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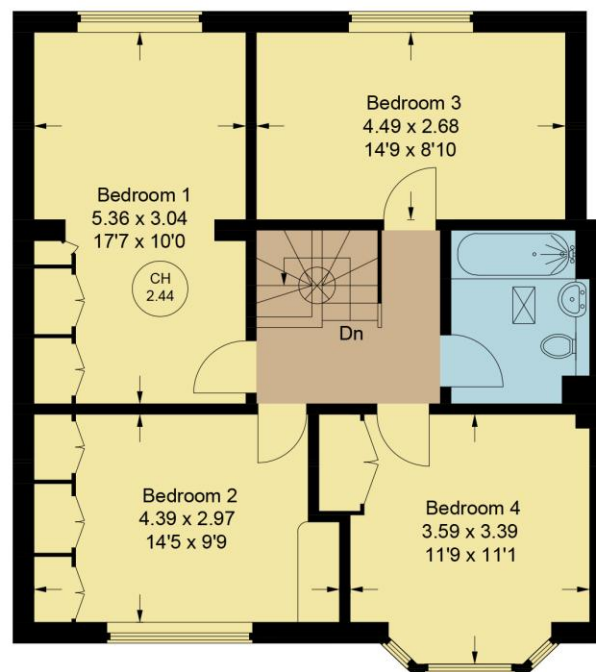
Approximate Gross Internal Area
Ground Floor = 75.7 sq m / 815 sq ft
First Floor = 68.2 sq m / 734 sq ft
Total = 143.9 sq m / 1549 sq ft



CH
2.40 = Ceiling Height



Ground Floor



First Floor

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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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