

HUNTERS®

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White Lion Road, Amersham, Buckinghamshire, HP7 9HX Guide Price £600,000



A well-presented semi-detached family home providing in excess of 1250 sq. ft of accommodation over three floors, conveniently situated for the amenities and stations of both Amersham and Little Chalfont. Ideally positioned within close proximity of highly regarded local schools including St Georges C of E, Woodside Junior, and Dr Challoner's, this charming and characterful property is being offered to the market with the benefit of no onward chain. With potential for enlargement, subject to the relevant consents, the bright, airy, and spacious accommodation comprises: storm porch, entrance hall, 11ft living room open to 12ft dining room with door to the garden, and a 15ft refitted kitchen. The first and second floors offer a large modern 15ft family bathroom with three generous double bedrooms, all off the landing. Externally, there is driveway parking and a small garden to the front whilst the southwest facing rear garden is mainly laid to lawn with a patio area and greenhouse. CHAIN FREE. EPC Rating: D

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3 White Lion Road, Amersham, HP7 9HX

Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 47.6 sq m / 512 sq ft

First Floor = 47.7 sq m / 513 sq ft

Second Floor = 21.6 sq m / 232 sq ft

Total = 116.9 sq m / 1,257 sq ft

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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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