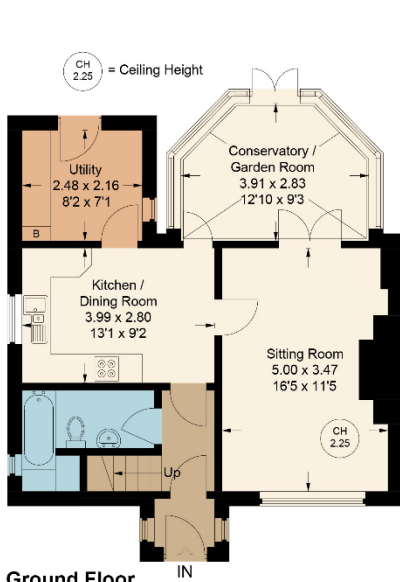


## Chestnut Lane, Amersham, Buckinghamshire, HP6 6EP Guide Price £600,000

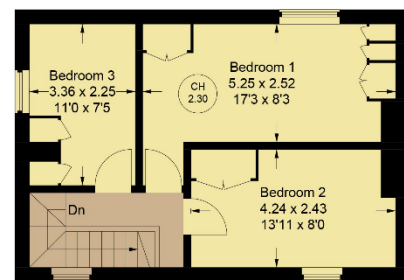
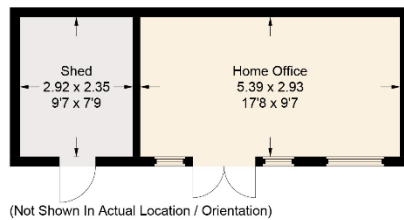


A well-presented three double bedroom family home situated in a sought-after location approximately a mile from the station and town centre within close proximity of highly regarded local schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar. Offering potential to extend and remodel, subject to the relevant consents, this bright and airy property comprises: porch, entrance hall, 16ft sitting room with feature fireplace and double doors to a conservatory garden room, kitchen dining room, separate utility with door to the garden and a ground floor family bathroom. The first floor provides three generous double bedrooms, all with fitted wardrobes. Externally, the property offers a gated driveway providing parking for several vehicles with side access to the rear garden which is mainly laid to lawn with a large flagstone patio providing space for garden furniture and a fabulous 25ft outbuilding which has been divided into a large shed and a superb 17ft home office with underfloor heating and Cat 6 cabling. EPC Rating: E





Ground Floor



First Floor

## 57 Chestnut Lane, Amersham, HP6 6EP

Approximate Gross Internal Area  
Ground Floor = 56.8 sq m / 611 sq ft  
First Floor = 38.4 sq m / 413 sq ft  
Outbuilding = 22.9 sq m / 246 sq ft  
Total = 118.1 sq m / 1270 sq ft



### MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND D

Floor Plan produced for Hunters by Media Arcade ©.  
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.

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