



HUNTERS®
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34A Chestnut Lane, Amersham, Buckinghamshire, HP6 6EP
Guide Price £750,000



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.

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A beautifully presented and very well extended four-bedroom semi-detached family home situated in a sought-after location approximately a mile from the station and town centre and within close proximity of highly regarded local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. The deceptively spacious property boasts stylish contemporary accommodation comprising: entrance hall with skylights and bespoke cupboards, study/snug, cloakroom, boot room with door to the rear, a delightful refitted kitchen open to the dining area leading to a fabulous 15ft sitting room with feature wood-burner and double doors to the southerly facing garden. The first and second floors provide a 15ft master bedroom with en-suite shower room, three further bedrooms and an attractive family bathroom. Externally, the property offers driveway parking and a low maintenance garden to the front whilst the southerly backing rear garden is mainly laid to lawn with bushes and shrubs to borders. There is a generous decked area providing space for outdoor garden furniture and to the rear of the garden is a fabulous 14ft multi-purpose detached outbuilding with power, light, heating and internet providing a versatile space for use as home office/studio/gym, etc. EPC Rating: C

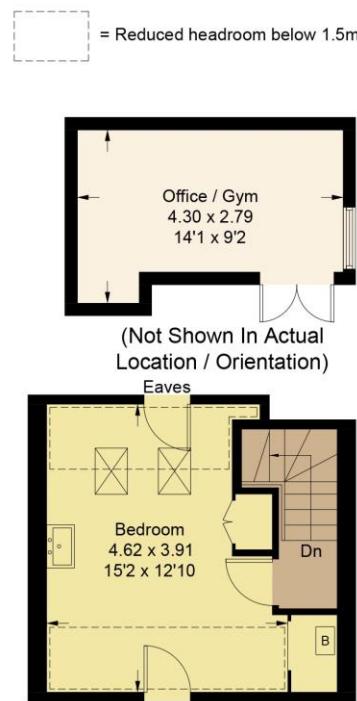




Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0



34A Chestnut Lane

Approximate Gross Internal Area
 Ground Floor = 61.6 sq m / 663 sq ft
 First Floor = 49.3 sq m / 531 sq ft
 Second Floor = 21.3 sq m / 229 sq ft
 Outbuilding = 10.4 sq m / 112 sq ft
 Total = 142.6 sq m / 1,535 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/81/EC			

Reference:
 0320-2675-0180-2002-0931

TENURE: FREEHOLD
COUNCIL TAX: BAND F

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