

THINKING OF SELLING?

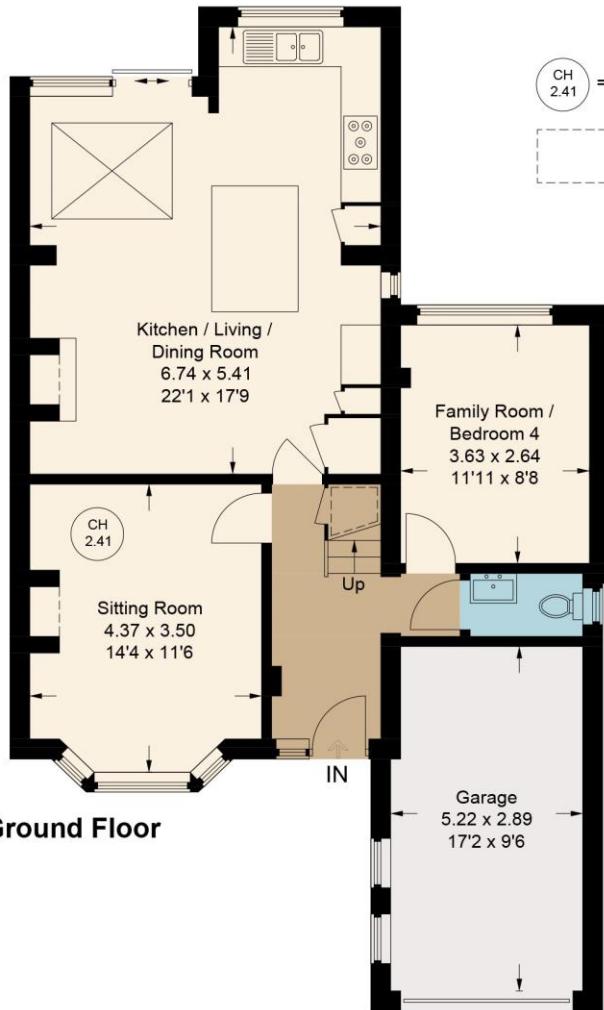
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

49 Plantation Road, Amersham, Buckinghamshire, HP6 6HW

An extended three double semi-detached family home conveniently situated less than a mile from Amersham station and town centre ideally positioned within close proximity of highly regarded local schools to include Woodside Junior and Dr Challoner's Grammar. Having been tastefully refurbished and remodelled by the current owners the cosy, yet contemporary accommodation comprises: entrance hall, cloakroom, family room/bedroom four, 14ft bay fronted sitting room with wood burning stove, and a fabulous 22ft open plan kitchen living dining room with feature breakfast bar island, log burning stove, skylight, and sliding door to the garden. The first floor offers a landing leading to three generous double bedrooms and a striking remodelled family bathroom. Externally to the front, there is an area of lawn, raised planters and driveway parking leading to the garage which has an electric up and over roller door, water tap, power and light. The south westerly facing rear garden is mainly laid to lawn with bushes and shrubs to borders, along with a block paved pathway and patio area providing space for alfresco dining and outdoor entertaining. EPC Rating: D





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Approximate Gross Internal Area
 Ground Floor = 70.0 sq m / 753 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 132.4 sq m / 1424 sq ft

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.

TENURE: FREEHOLD

COUNCIL TAX: BAND E

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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