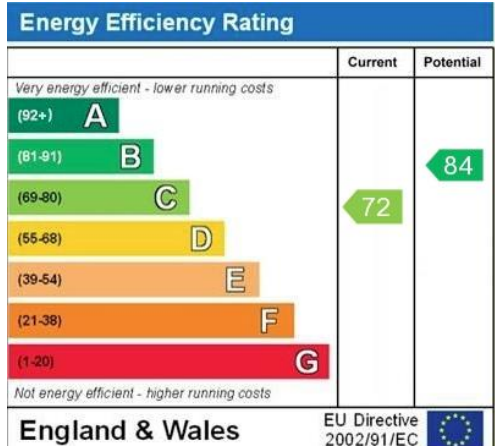




HUNTERS
HERE TO GET *you* THERE

13 Rowan Place, Amersham, Buckinghamshire, HP6 6UR
Guide Price £625,000



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.

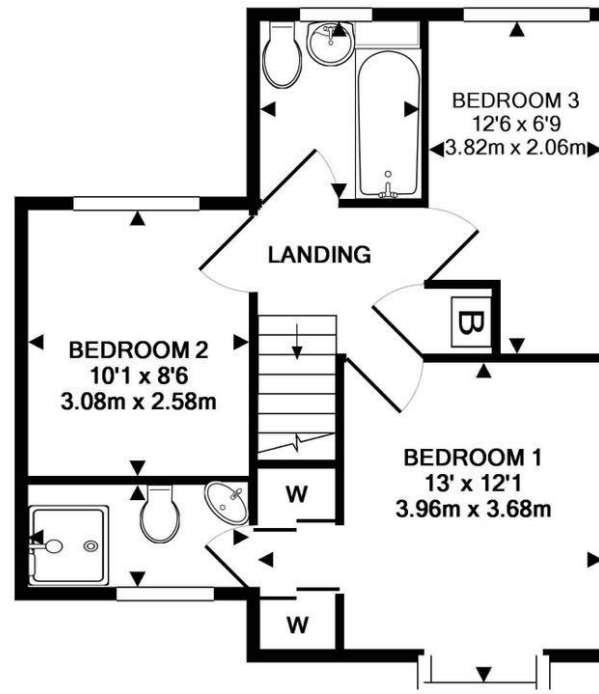
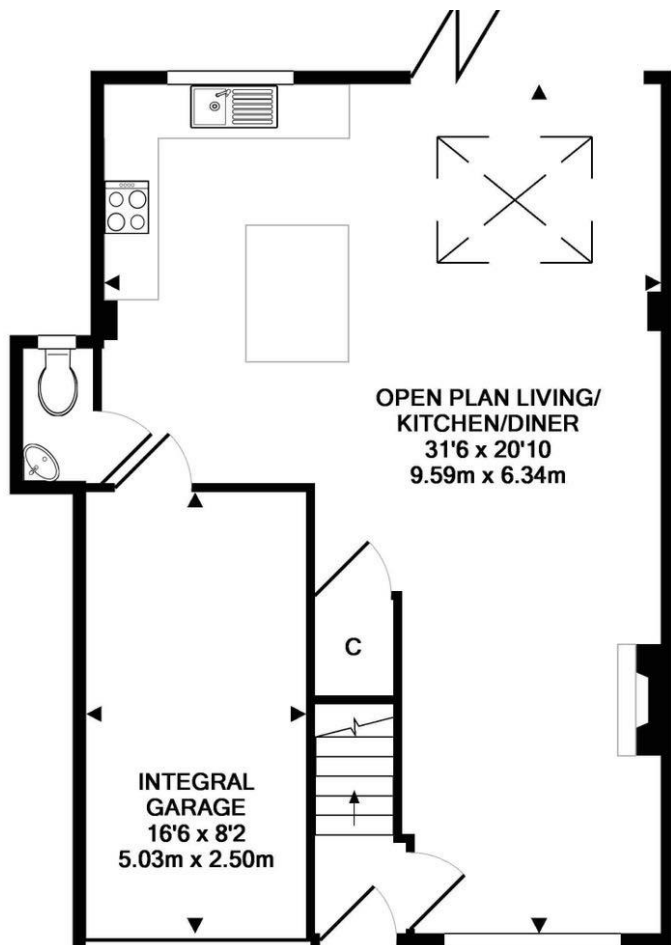


13 Rowan Place, Amersham, Buckinghamshire, HP6 6UR

A beautifully presented and very well extended family home situated in this sought after development approximately a mile from the Station and amenities of Amersham. This charming property offers deceptively spacious ground floor accommodation which is ideal for today's modern lifestyle of open plan living. With further potential for a garage and loft conversion, subject to the relevant consents, the property offers bright and airy accommodation comprising: entrance hall, cloakroom, a fabulous 31ft open plan kitchen living dining space consisting of a sitting room with feature fireplace, family area with roof lantern and bi-folding doors to the garden and a stunning refitted kitchen with integrated appliances and feature island with breakfast bar and wine cooler. The first floor provides a master bedroom with en-suite shower room and walk-through wardrobes, two further double bedrooms and a family bathroom. Externally, the property benefits from parking and a low maintenance garden to the front, leading to an integral garage with up and over door, power and light. The generous rear garden is mainly laid to lawn with shrubs and bushes to borders, along with a patio area, ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: C

PLEASE NOTE THESE ARE HISTORICAL LIBRARY PHOTOS AND DO NOT REFLECT THE CURRENT CONDITION





TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com
Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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