



# Spacious six bedroom detached house

14 Stanley Hill, Amersham, Buckinghamshire, HP7 9HR

Freehold



Hall • study • sitting room • dining room • kitchen • utility room • cloakroom • 6 bedrooms • 4 bath/shower rooms (inc. 3 en suite) • gardens • EPC rating = C

### Description

A well presented detached property offering a spacious and adaptable layout arranged over three levels. The ground floor comprises a large living room with french doors onto the garden which is open plan to the dining room which has an attractive bay window to the side. This could be enlarged if the home office at the front was not required.

The kitchen is well fitted with an extensive range of modern units incorporating a gas hob, extractor fan, oven and integrated fridge/freezer and dishwasher. This connects with a downstairs cloakroom to the utility room with matching units and worktops.

In total there are six double bedrooms arranged over the two upper floors, four on the first and two on the second, served by four modern bath/shower rooms including two providing en suite facilities.

Set well back the front garden provides parking and turning space and access to the small integral garage, only suitable for storage and bicycles etc. The good sized rear garden has a patio and path with extensive lawn.

### Situation

The house is located towards the bottom of Stanley Hill therefore conveniently close to the Old Town with its historic High Street of period buildings, boutique shops, cafes and restaurants as well as a Tesco's Superstore. Amersham on the Hill provides a more comprehensive range of shops and facilities and amenities as well as the Metropolitan/Chiltern Line Station providing a regular London commuter service into Baker Street/Marylebone respectively.

The area is renowned for its education including Dr Challoner's Grammar School for boys also in Amersham and the High School for girls in nearby Little Chalfont.

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





**14 Stanley Hill, Amersham, Buckinghamshire, HP7 9HR**

**Approximate Area** 224.7 sq m / 2419 sq ft

**Including Limited Use Area** (5.8 sq m / 62 sq ft)

**Stores** 8.3 sq m / 89 sq ft

**Total** 233.0 sq m / 2508 sq ft

**Contact**

Savills Amersham

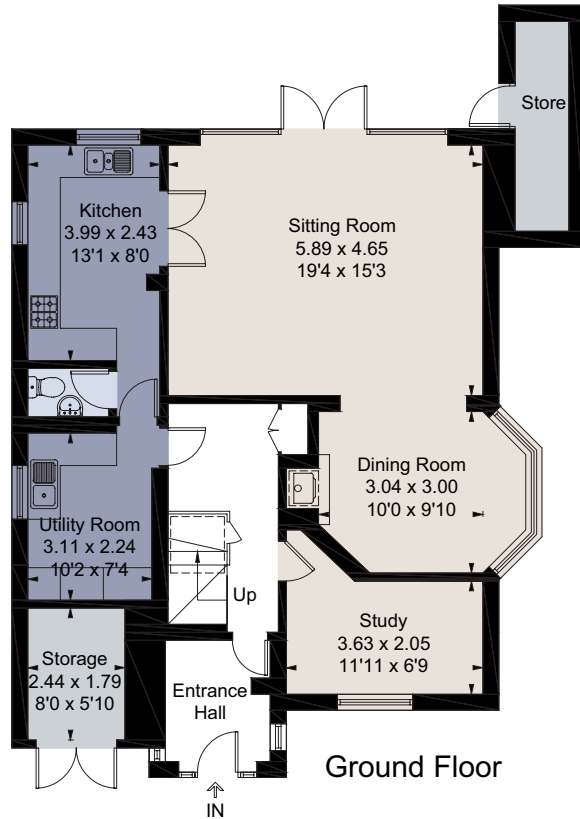
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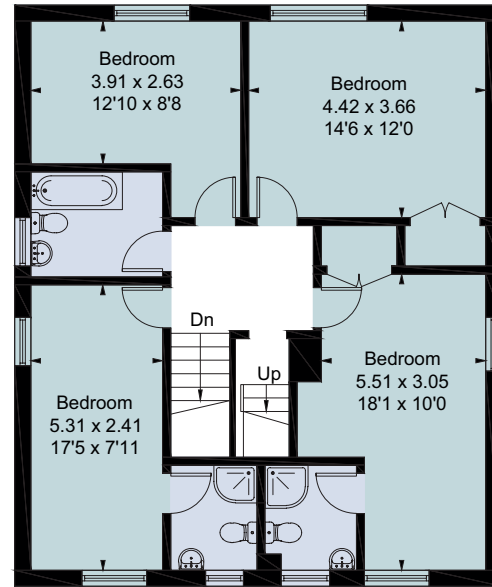


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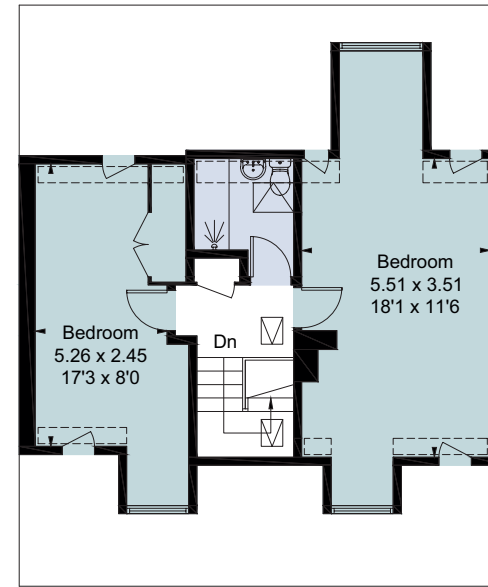
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Ground Floor



First Floor

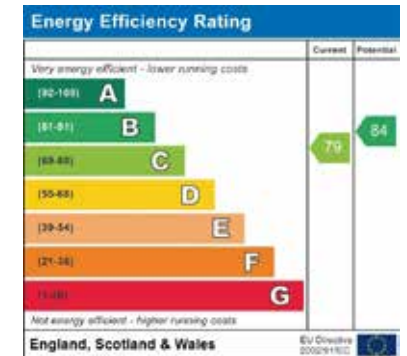


Second Floor

= Reduced head height below 1.5m



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