



Individual family home in a sought after location

55 Green Lane, Chesham Bois, Amersham, Buckinghamshire, HP6 5LQ

Guide Price £1,395,000 Freehold



Entrance Hall • vaulted living room • study/family room • kitchen/dining room • 4 double bedrooms 3 bath/shower rooms • mature gardens • EPC rating = D

Description

An individual detached family home, extended and improved to provide generous and well-presented accommodation in excess of 2,000sqft, with potential to further improve and enlarge subject to planning.

The living accommodation is arranged around a central hallway and includes a spectacular, vaulted double height living room with bespoke picture window. This bright and spacious formal reception is an undoubted feature of the property and an ideal family living space. In addition to the living room there is a further reception, ideal as a study or family room. To the rear of the property is a good size kitchen/breakfast room which overlooks the attractive rear gardens.

The versatile bedroom accommodation is divided over the two floors with 3 double bedrooms currently located on the ground floor and served by 2 well-appointed bath/shower rooms (1 en suite). The principle bedroom can be found on the first floor and benefits from a generous dressing area and en suite shower room.

The property sits well back on its generous plot and enjoys a pleasant Southerly aspect. The rear garden is mainly laid to lawn with a greenhouse and private patio area ideal for entertaining. The gardens are bordered by well-established beds and with mature trees and hedging providing seclusion and privacy. The property is approached over a large driveway providing ample off road parking.

Situation

Green Lane is a sought after residential road close to the heart of Chesham Bois village and within catchment for some of the area's most popular schools. Amersham on the Hill centre is a little under 1 mile away, along with the Metropolitan/Chiltern Line Station providing a London commuter service to Baker Street/Marylebone respectively.

The area is renowned for its sought after schooling, including Dr Challoner's Grammar School for boys and Dr Challoner's High School for girls in Little Chalfont.

Council Tax: Band F

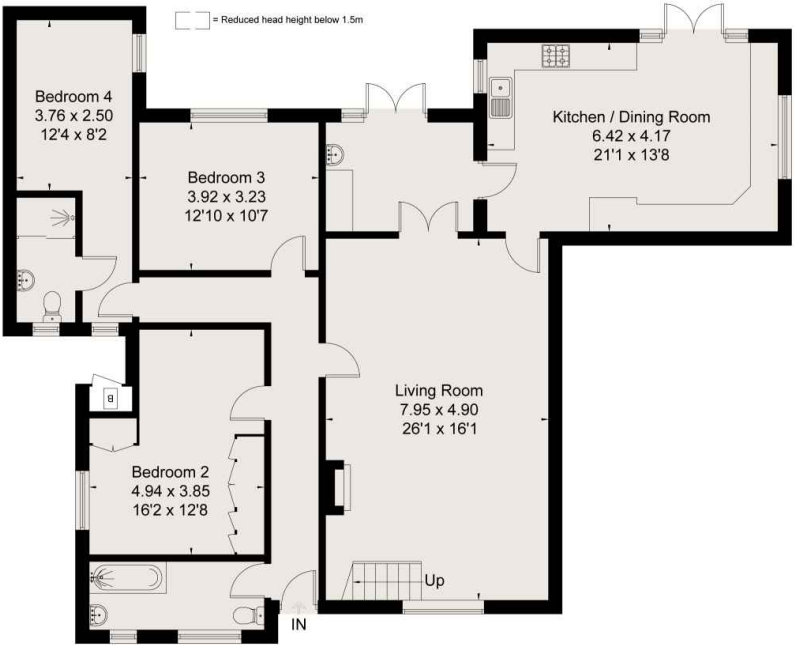
Viewing: Strictly by appointment with Savills.







Approximate Area = 193.1 sq m / 2078 sq ft (Excluding Void)
Including Limited Use Area (13.1 sq m / 141 sq ft)
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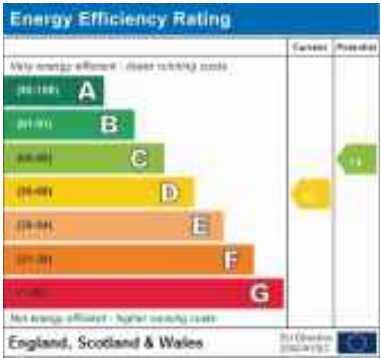
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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