

**39 Lexham Gardens, Amersham,  
Buckinghamshire, HP6 5JP**



**ROBSONS**  
RESIDENTIAL SALES



# 39 Lexham Gardens, Amersham, Buckinghamshire, HP6 5JP

An attractive and beautifully presented two-bedroom first floor maisonette, complete with privately owned front and rear gardens, located in a highly desirable residential location, 0.25 mile from local shops & amenities, 0.6 mile to Amersham train station and a stones throw from Chesham Bois Common (woodland walks & open green spaces). The property features a modern fitted kitchen and bathroom; a sitting room with decorative cast iron fireplace and walk-in bay window; double glazed windows throughout; an easy to maintain 30ft x 20ft rear garden with raised planted boarder and timber shed; and loft area providing storage.

No onward chain. EPR: D - Council Tax Band: C - Not suitable for investment purchasers.

**Share of Freehold (Lease term – 999 years from 25/12/80). Management Company payment (inc Building Insurance) is £40 pcm, which is annually reviewed & set by the leaseholders, each of which have a 25% interest in the company which owns the freehold. Ground rent of £30 per annum.**

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located 0.6 miles from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencers and Boots, as well as a variety of eateries and coffee shops. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls). Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton House (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only

via

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**Directions:** From our office in Amersham turn right into Hill Avenue and at the top of the road go straight over two mini roundabouts into Chesham Road. At the next roundabout turn right into Rickmansworth Road. Lexham Gardens is the first turning on the left. No 39 can be found on the right-hand side.

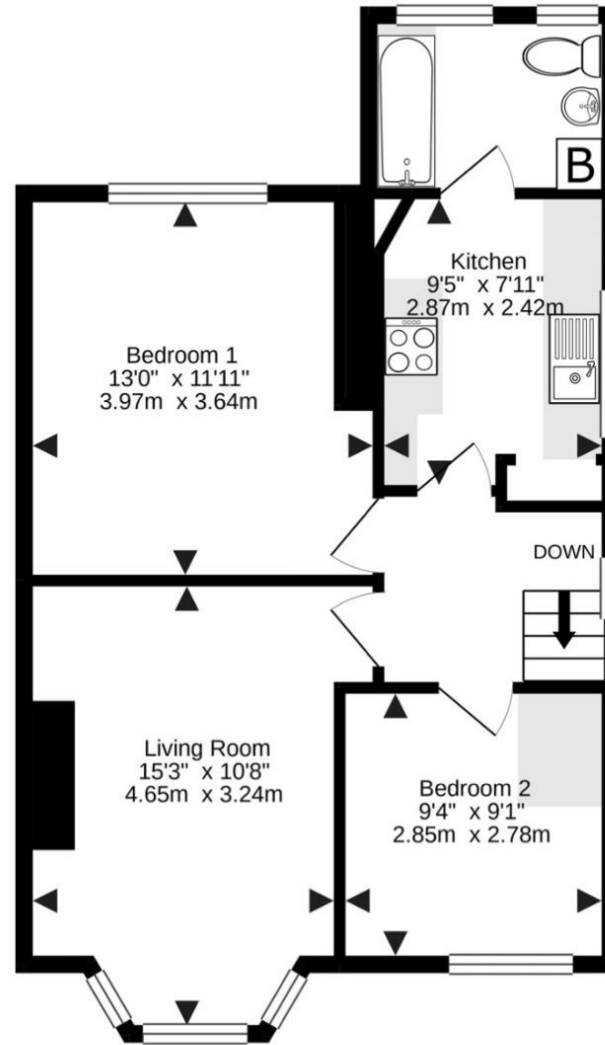
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area  
52 sq m – 561 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



