

**22 White Lion Road, Amersham,
Buckinghamshire, HP7 9JD**



ROBSONS
RESIDENTIAL SALES

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An attractive double-fronted, four-bedroom detached property, situated midway between the Metropolitan towns and stations of Amersham and Little Chalfont and within easy access to both boys and girls Dr Challoner's Grammar schools. This deceptively spacious property features a modern and contemporary kitchen; 25ft sitting room with French doors leading to an attractive patio and 65ft landscaped garden; two bath/shower rooms; and off-street parking.

Freehold - EPR: D - Council Tax Band: E

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 only approx. 1 mile walking and 1.1 miles driving 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. Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. 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) and Amersham High. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (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 Amersham office turn left towards the station and turn left again into Chiltern Avenue. At the end of the road turn right onto Woodside Road and continue until you reach the railway bridge. Continue under the bridge and turn left into White Lion Road and no 22 can be found on the left-hand side, just after Little Reeves Avenue on the right.

It is the house just before the Village Hall.

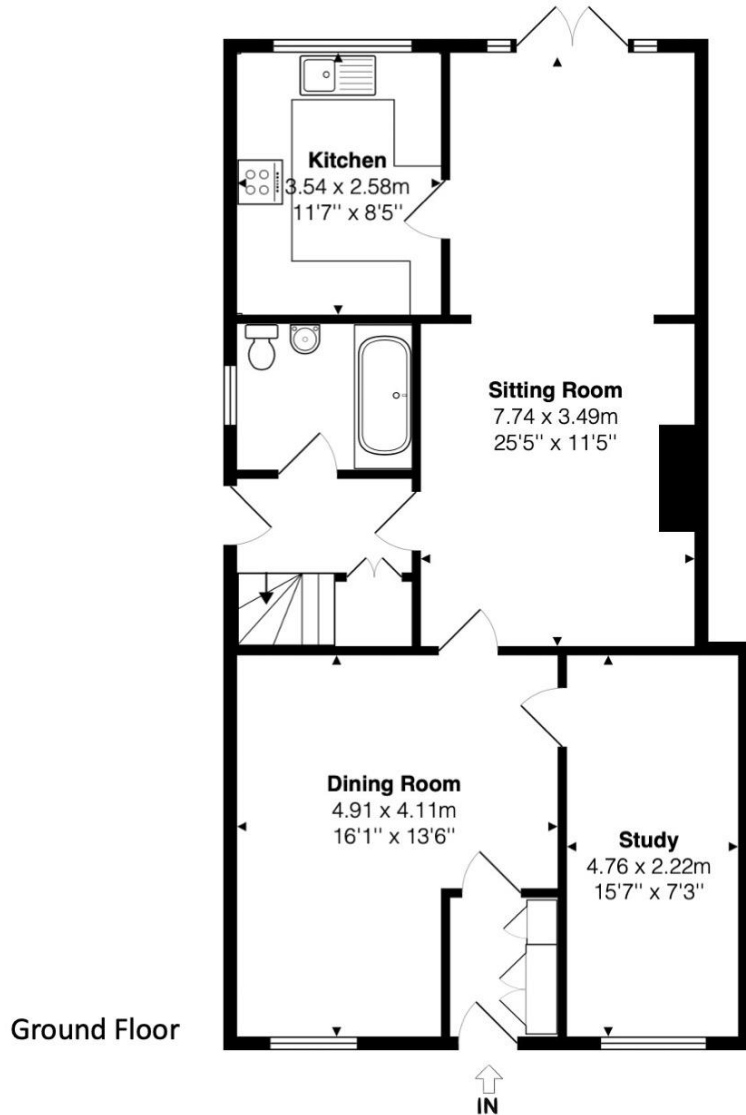
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

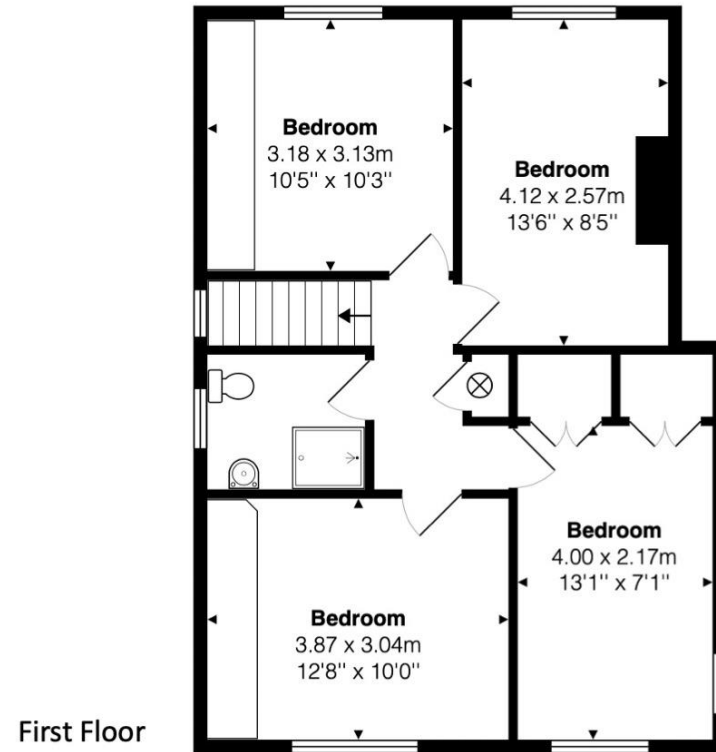
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Approx. Gross Area
136 sq m – 1464 sq ft



Approx. Floor Area 844 Sq.Ft. (78 Sq.M)



Approx. Floor Area 620 Sq.Ft. (58 Sq.M)

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.

