

**5 Lime Tree Walk, Amersham,  
Buckinghamshire, HP7 9HY**



**ROBSONS**  
RESIDENTIAL SALES

# 5 Lime Tree Walk, Amersham, Buckinghamshire, HP7 9HY

**A 4-bedroom, 2-bathroom detached property discreetly situated within a small cul-de-sac, midway between the Metropolitan towns of Amersham and Little Chalfont, both which feature the renowned Dr Challoner's Grammar Schools. Furthermore, the property includes the recent refurbishment of an independent family/playroom, sitting room with folding doors onto the garden, dining room, kitchen and shower room. To the front of the property is a driveway and area of lawn, whilst to the rear is a private 43ft south-westerly facing garden. Freehold - EPR: D - Council Tax Band: F**

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 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 (brand new state-of-the art leisure centre with spa facilities). 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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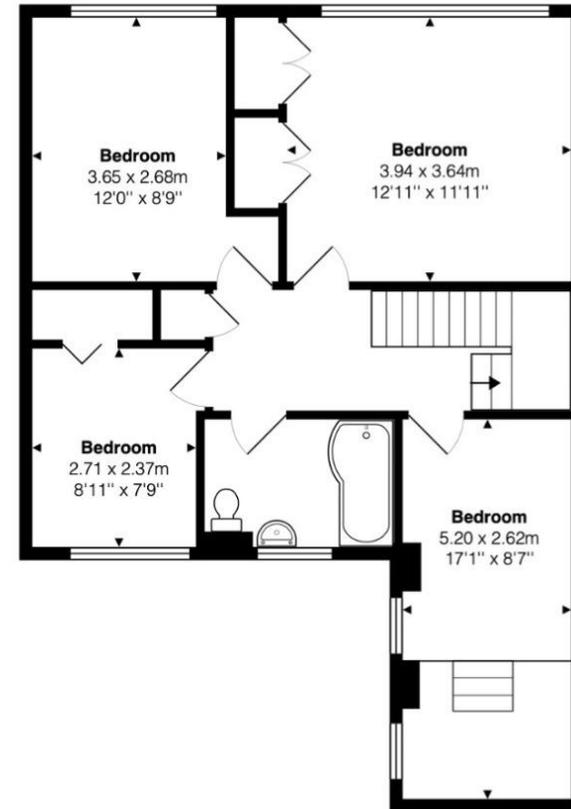
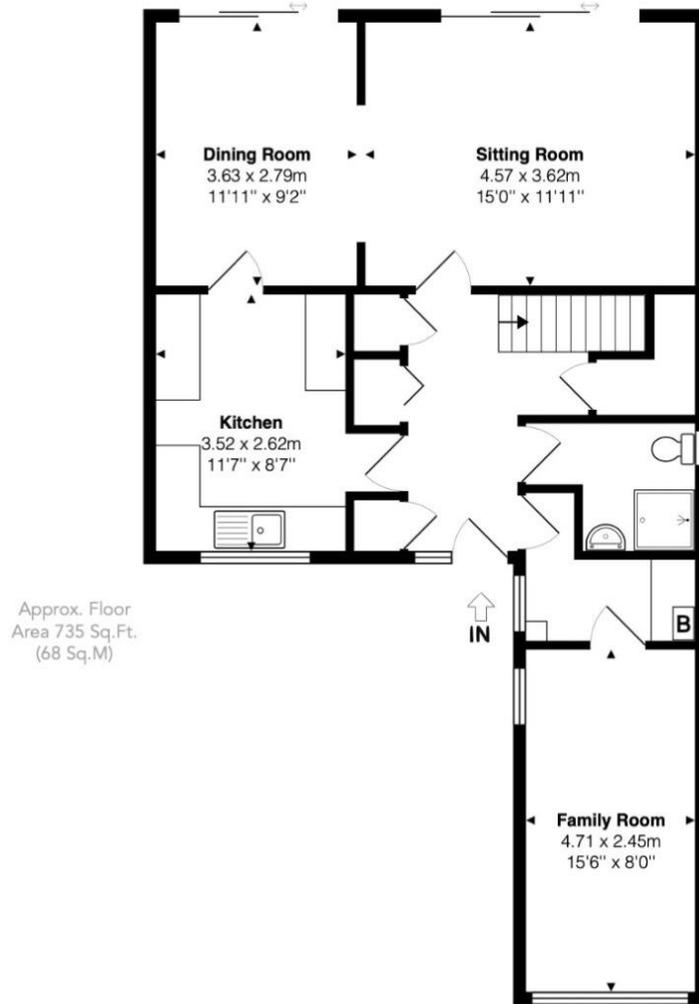
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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  
131 sq m – 1405 sq ft



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