



ROBSONS
RESIDENTIAL SALES

**1 Chestnut Court, Chestnut Lane,
Amersham, Buckinghamshire, HP6 6ED**

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A very well-presented family home with a modern and contemporary interior, situated in an extremely popular location only a moment's walk from Chestnut Lane Primary School and a 0.4 mile walk to the amenities of Amersham. The property features a spacious open plan kitchen/dining/family room which overlooks the rear garden, whilst on the first floor is a large master bedroom complete with ensuite shower room. Front and rear gardens, off street parking and single garage. Freehold - EPR: C - Council Tax Band: D

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. 0.7 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 & Spencer 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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Directions: From our Amersham office proceed up Hill Avenue and turn right at the mini roundabout into Sycamore Road. Follow the road going over the next two mini roundabouts towards Chesham Bois. Take the second turning on the right into Chestnut Lane. Chestnut Court can be found on the left after approx. 0.15 mile.

* 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 – 1465 sq ft



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