



4 Woodfield Park, Amersham,
Buckinghamshire, HP6 5QQ

ROBSONS
RESIDENTIAL SALES

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A rarely available 3-double bedroom detached bungalow, located in this very popular residential cul-de-sac, only 0.3 mile walk from Hervines Park and footpath to Amersham's picturesque Old Town. The property has been thoughtfully configured, with all living accommodation on the left, inc. spacious sitting room, separate dining room, kitchen, and utility; whilst to the right are three double bedrooms and two bathrooms (one ensuite). To the front is a lawned garden, driveway, and double garage. To the rear is a very private and spacious garden, measuring approx. 70ft x 70ft (max). This property will now benefit from some updating and modernisation. No onward chain. Freehold - EPR: D - Council Tax Band: G

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. 0.95 mile walk 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 School. 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 over the next two mini-roundabouts onto Chesham Road. At the next roundabout (by Boot & Slipper pub), continue straight on. At the next roundabout, turn left into Copperkins Lane and follow the road for approx. 0.35 mile, turning left into Woodfield Park. Take first right and the property will be on your right.

* 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
149 sq m – 1608 sq ft (Incl Garage and Store)



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