



ROBSONS
RESIDENTIAL SALES

The Lilacs, Weedon Hill, Hyde Heath,
Amersham, Buckinghamshire, HP6 5RH

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A three-bedroom detached bungalow situated high in the Chilterns between Amersham (approx. 1.5 miles) and Hyde Heath, featuring a plot of approx. 0.38 acre and with a wide frontage onto Weedon Hill of approx. 180ft. The Lilacs enjoys a semi-rural location, with farmland to both the front and rear and provides a great opportunity to update, modernise and extend (STPP). Detached 26ft garage and store behind. Modern wooden garage on concrete base. No onward chain. Freehold - EPR: E - Council Tax Band: F

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham station is 1.9 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our Amersham Office proceed up Hill Avenue and straight across the pair of mini roundabouts signposted towards Chesham. At the next mini roundabout with the Boot & Slipper Public House, continue straight on and at the next roundabout, turn left into Copperkins Lane. Follow this road to the end and at the T-junction turn left onto Weedon Hill. The Lilacs is the second property on the left.

* 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.

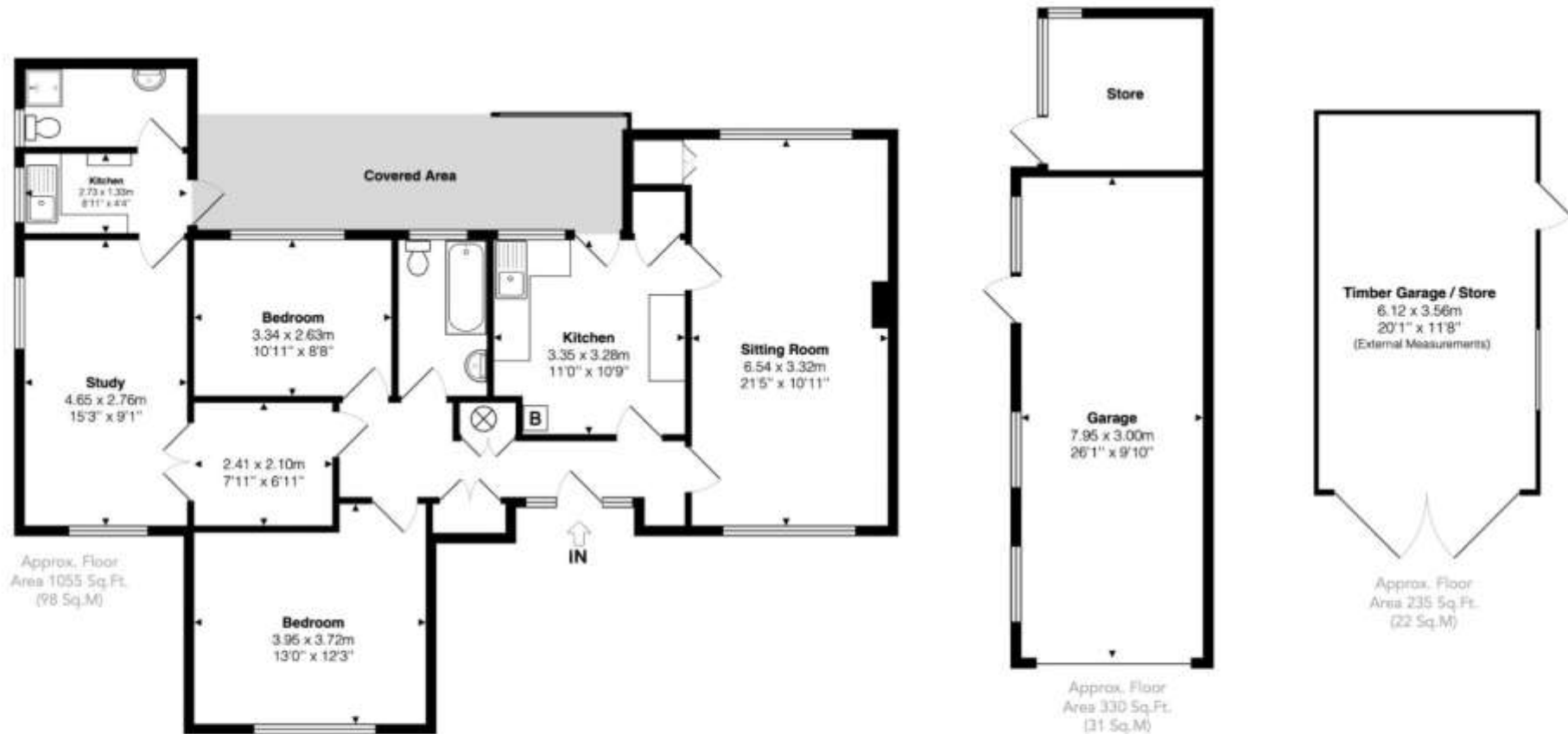
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

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Approx. Gross Area
151 sq m – 1620 sq ft Incl Timber Garage
129 sq m – 1385 sq ft Excl Timber Garage



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.

