



17 Highland Road,  
Amersham, Buckinghamshire, HP7 9AU

**ROBSONS**  
RESIDENTIAL SALES

# 17 Highland Road, Amersham, Buckinghamshire, HP7 9AU

**An extremely well presented and generously proportioned four-bedroom detached property situated along a desirable tree lined Avenue only half a mile from the amenities of Amersham and main line train station to London. This beautifully presented home offers versatile accommodation featuring a large, covered storm porch; welcoming reception hall; underfloor heating (ground floor); kitchen breakfast room with double doors onto the private, 70ft rear garden; a choice of ground and first floor bedrooms; and ample driveway parking leading to a double detached garage. No onward chain. Freehold - EPR: C - Council Tax Band: G**

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 0.5 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 down Hill Avenue turning left in front of the station and first right into King George V Road. At the junction with Orchard Lane turn sharp right up over the humpback bridge and at the mini roundabout turn left onto Highland Road. No 17 can be found on the left-hand side.

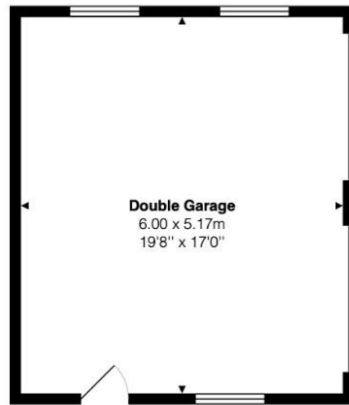
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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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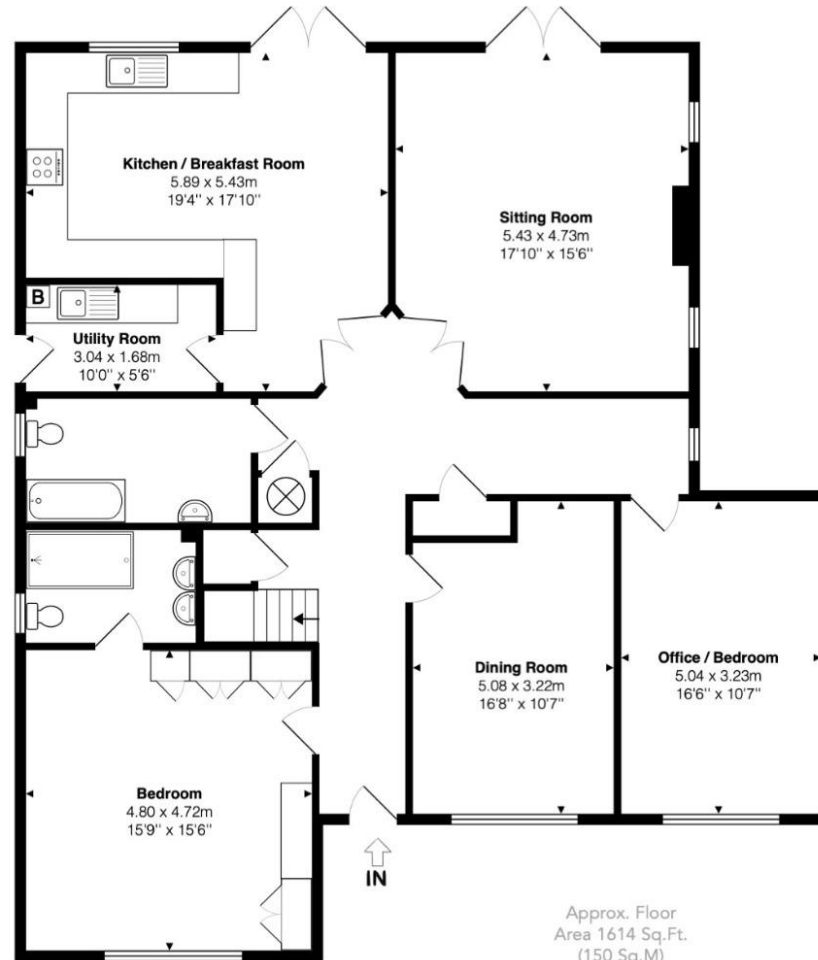
Approx. Gross Area  
242 sq m – 2606 sq ft



**Double Garage**  
6.00 x 5.17m  
19'8" x 17'0"

Approx. Floor  
Area 334 Sq.Ft.  
(31 Sq.M)

Ground Floor



**Kitchen / Breakfast Room**  
5.89 x 5.43m  
19'4" x 17'10"

**Sitting Room**  
5.43 x 4.73m  
17'10" x 15'6"

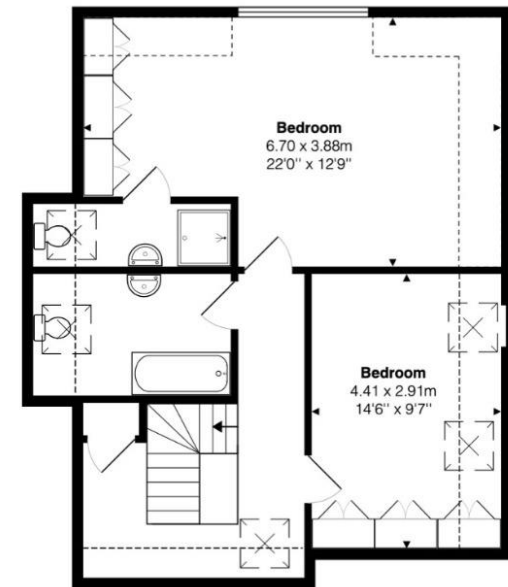
**Utility Room**  
3.04 x 1.68m  
10'0" x 5'6"

**Dining Room**  
5.08 x 3.22m  
16'8" x 10'7"

**Office / Bedroom**  
5.04 x 3.23m  
16'6" x 10'7"

**Bedroom**  
4.80 x 4.72m  
15'9" x 15'6"

Approx. Floor  
Area 1614 Sq.Ft.  
(150 Sq.M)



**Bedroom**  
6.70 x 3.88m  
22'0" x 12'9"

**Bedroom**  
4.41 x 2.91m  
14'6" x 9'7"

Approx. Floor  
Area 657 Sq.Ft.  
(61 Sq.M)

First Floor

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.

