

**12 Hervines Court, Amersham,
Buckinghamshire, HP6 5HH**



ROBSONS
RESIDENTIAL SALES

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Occupying an enviable position in this much sought after cul-de-sac location, this two double bedroom end of terrace property is conveniently situated to the town centre and offers well-proportioned and laid out accommodation comprising entrance hall, downstairs cloakroom, kitchen, lounge/dining room, two double bedrooms, family shower room, attractive rear gardens, allocated parking space and separate garage in block.

Freehold - EPR: TBC - Council Tax Band:E

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. 0.3 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).



Viewing by appointment only

via

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Directions: From Amersham town centre, proceed along the Chesham Road towards Chesham. Take the first left into Hervines Road and then first right into Hervines Court. Bare round to the left and the property can be found in the right-hand corner.

* 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
87 sq m – 940 sq ft (Incl Garage)



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