

**12 Harvest Bank, Hyde Heath, Amersham,
Buckinghamshire, HP6 5RD**



ROBSONS
RESIDENTIAL SALES

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A well-presented 4-bedroom property, situated in this popular Buckinghamshire village, close to lovely walks into the Chilterns & Misbourne Valley, and within 2.7 miles from both Chesham and Amersham train stations. The property provides excellent family accommodation, including a large open plan sitting/dining room with double doors onto the part-walled rear garden; two additional reception rooms (one which could be used as an occasional 5th bedroom); kitchen and separate utility room; master bedroom with en suite shower room; 3 further bedrooms; family bathroom. Integral garage and driveway parking.

Freehold – Council Tax: F – EPR: D

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 2.75 miles from the property. 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 6; 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

Robsons Estate Agents

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Directions: From our Amersham office, turn right up Hill Avenue and at the roundabout go straight across onto Chesham Road. Follow the road and across the next roundabout (signposted Chesham). At the next roundabout, turn left onto Copperkins Lane (signposted to Hyde Heath). Follow the road until the T-junction and turn left. Continue along this road for approximately half a mile and take the second turning on the left onto Keepers Lane. Take first right onto Walnut Way, then second right onto Westfield.

Harvest Bank is the first turning on the right.

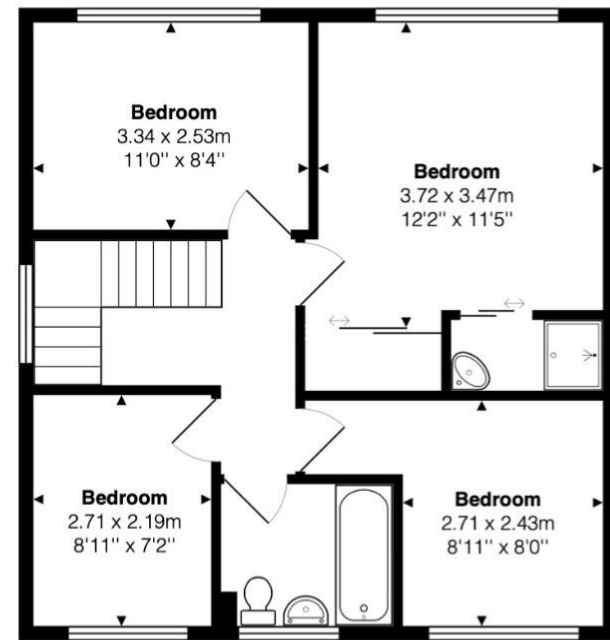
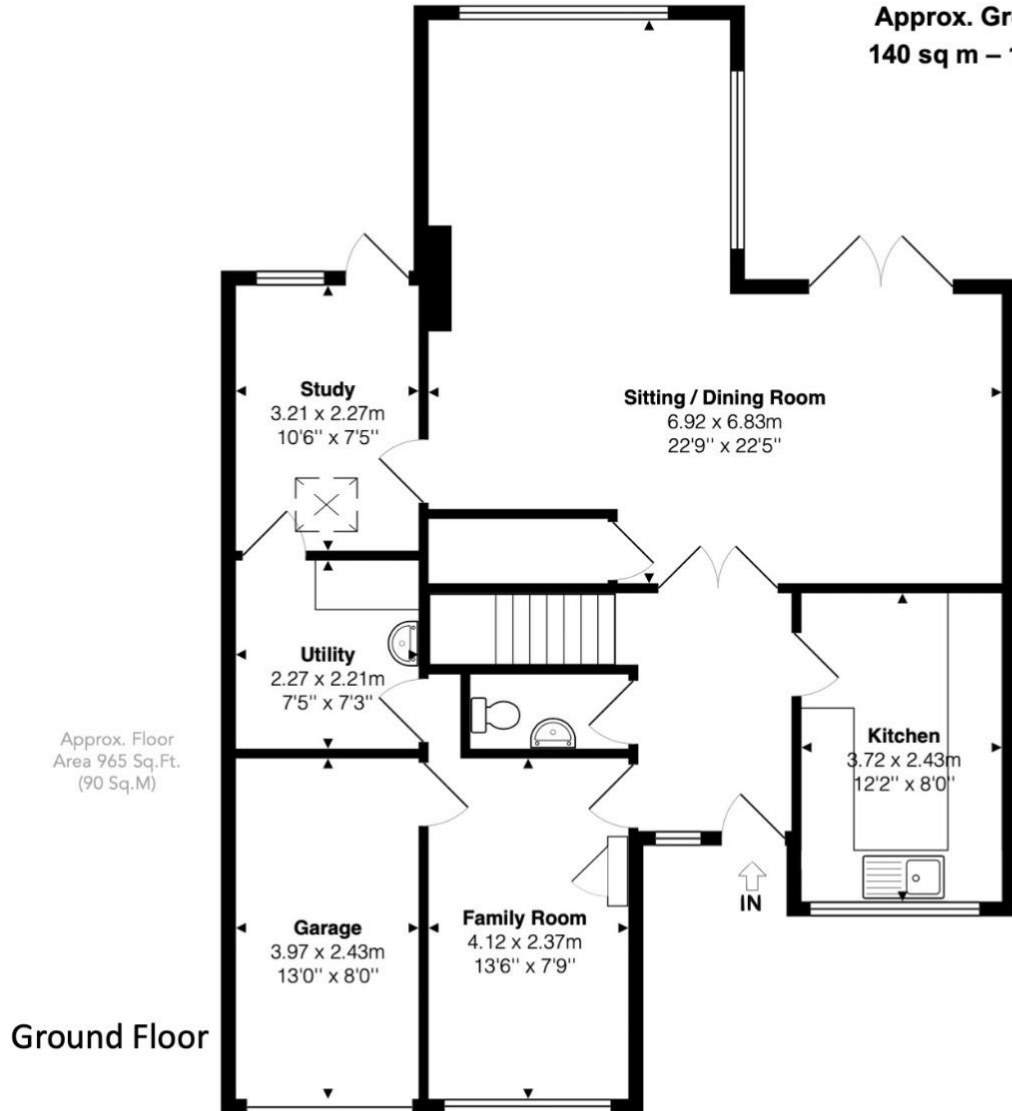
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
140 sq m – 1511 sq ft



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.

