

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



ROBSONS
RESIDENTIAL SALES

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A well-presented, 4-bedroom detached house, situated in this popular Buckinghamshire village, close to some fantastic walks into the Chilterns & Misbourne Valley, yet only 2.7 miles from Amersham train station. The property provides excellent family accommodation, including a large open-plan kitchen/breakfast room, and a double aspect sitting/dining room (both with French doors onto the rear garden). Furthermore, there is a separate family room/home office, integral garage, utility, and cloakroom. Driveway. Freehold - EPR: D - 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 2.7 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

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Directions: From our Amersham office turn right onto Hill Avenue and at the roundabout go straight across onto Chesham Road. At the next roundabout continue straight on, sign posted Chesham. At the next roundabout turn left onto Copperkins Lane, sign posted to Hyde Heath. Follow the road until the T-junction and turn left onto Weedon Hill. Continue along this road for approximately 0.5 mile and take the second left turning onto Keepers Lane. Turn right onto Walnut Way and follow the road, taking the second right turning onto Westfield and immediate right onto Harvest Bank. No. 8 can be found on your right.

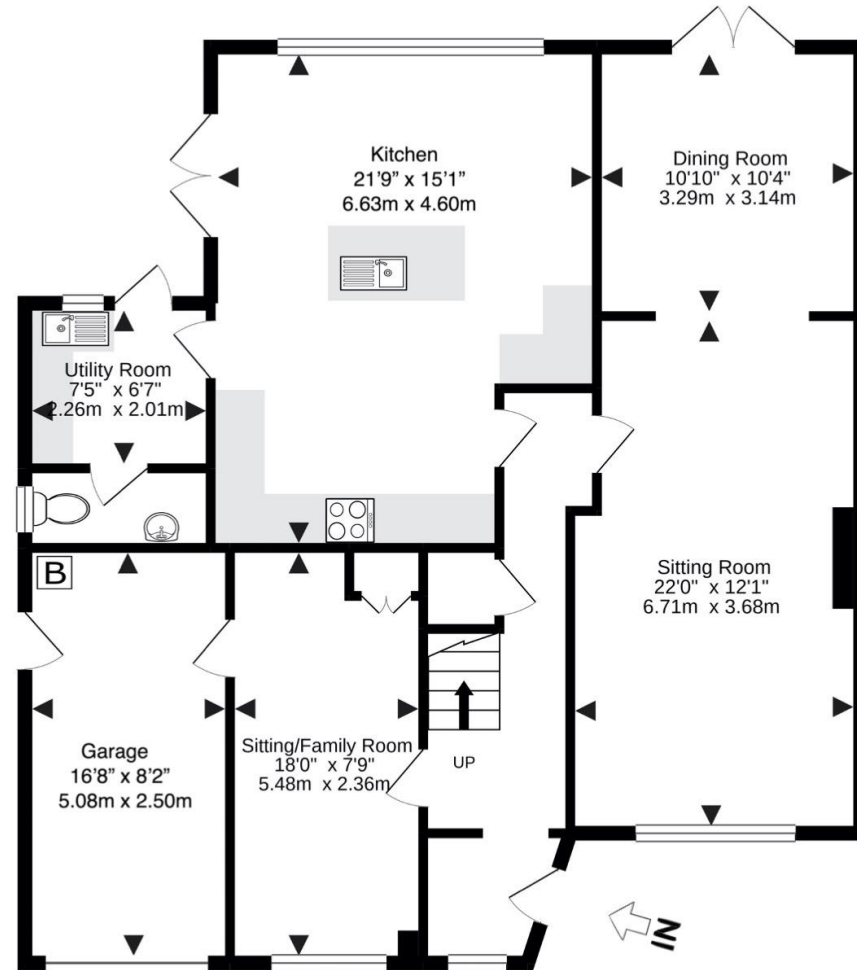
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

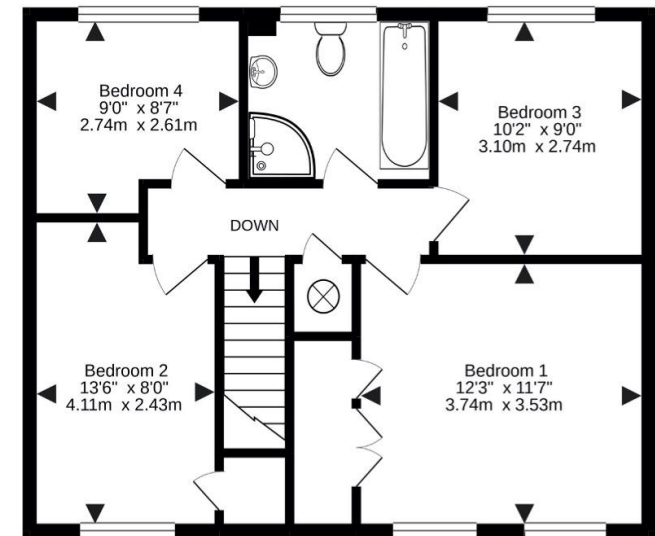
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Approx. Gross Area
153 sq m – 1647 sq ft



Ground Floor

Approx. Floor Area
1082 Sq.Ft.
(101 Sq.M)



First Floor

Approx. Floor Area
565 Sq.Ft.
(53 Sq.M)

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.

