



100 Gilbert Scott Court, Whielden Street,
Amersham, Buckinghamshire, HP7 0AR

ROBSONS
RESIDENTIAL SALES

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A well-presented three-bedroom semi-detached home situated in a popular gated development and conveniently situated in Amersham Old Town. On entering the property, a generous reception leads to the principal rooms. The sitting/dining room extends to some 18ft in length and is flooded with natural light. At one end there is access to the rear garden via double doors. A modern fitted kitchen and cloakroom complete the ground floor accommodation. On the first floor there are three bedrooms: two double rooms and a good size single. The master bedroom benefits from its own ensuite facilities, while a further family bathroom fitted in a contemporary suite serves the other two rooms. To the front of the property there is private parking for two cars and to the rear a well-kept garden.

Half yearly Service Charge - (Sept 24 - Feb 25) £597 - Share of freehold (999 years from December 1st 2001 as advised by our client)- EPR: C - 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. 1.4 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). 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 very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) 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.



Viewing by appointment only

via

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Directions: From Amersham Old Town proceed along The Broadway turning left at the roundabout into Whielden Street. Proceed along the road and Gilbert Scott Court can be found on the right-hand side. As you enter the gates, bear left and follow the numbered signs.

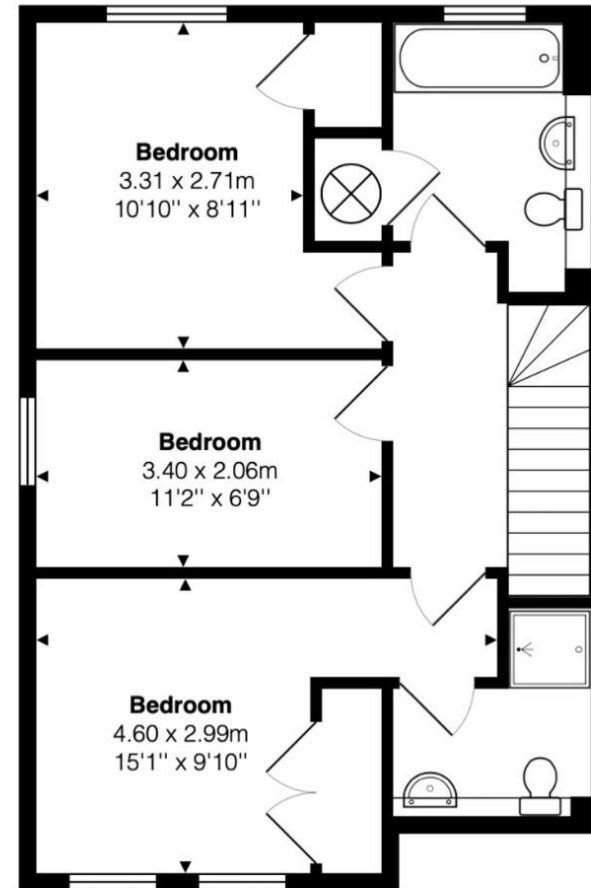
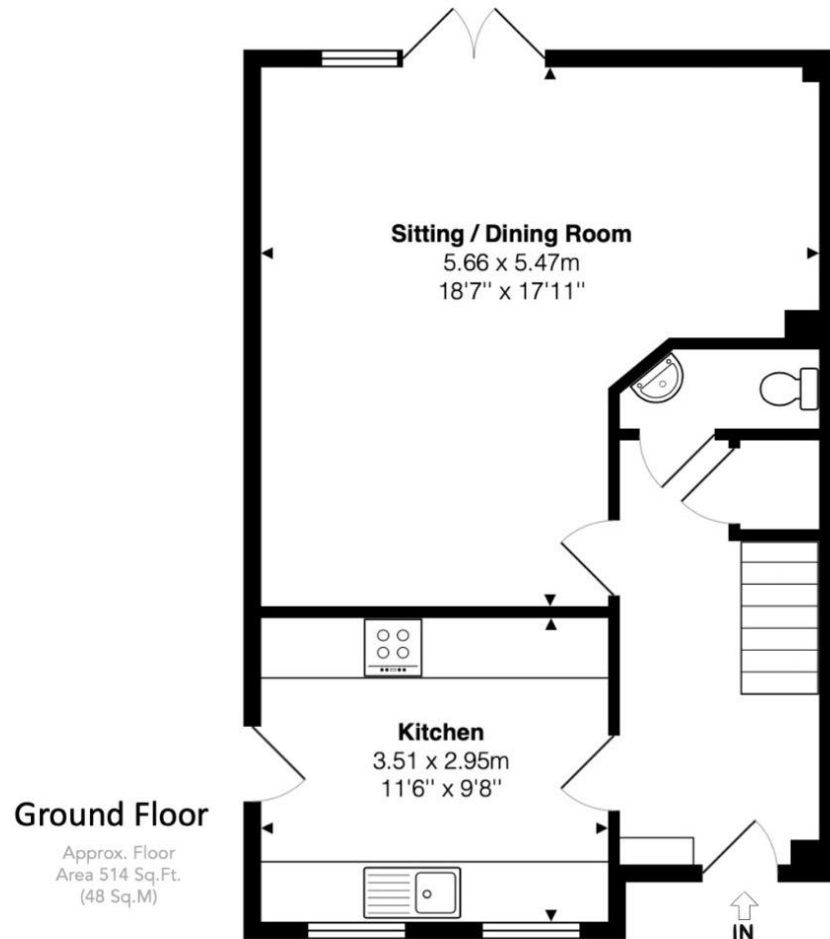
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
96 sq m – 1028 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.

