

**Four Winds, 42 Batchelors Way, Amersham,
Buckinghamshire, HP7 9AJ**



ROBSONS
RESIDENTIAL SALES

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A delightful 4-bedroom detached family home situated in a popular residential location and within easy access to Amersham town centre. The property offers a wealth of character and charm whilst still offering the opportunity to further modernise and extend (subject to the necessary consent). The accommodation comprises reception hall, sitting room, dining room, family room, kitchen, four bedrooms, family bathroom, separate w.c, garage with storage to the rear, gardens, parking.

Freehold - EPR: D - 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 services to Central London are located only approx. 0.4 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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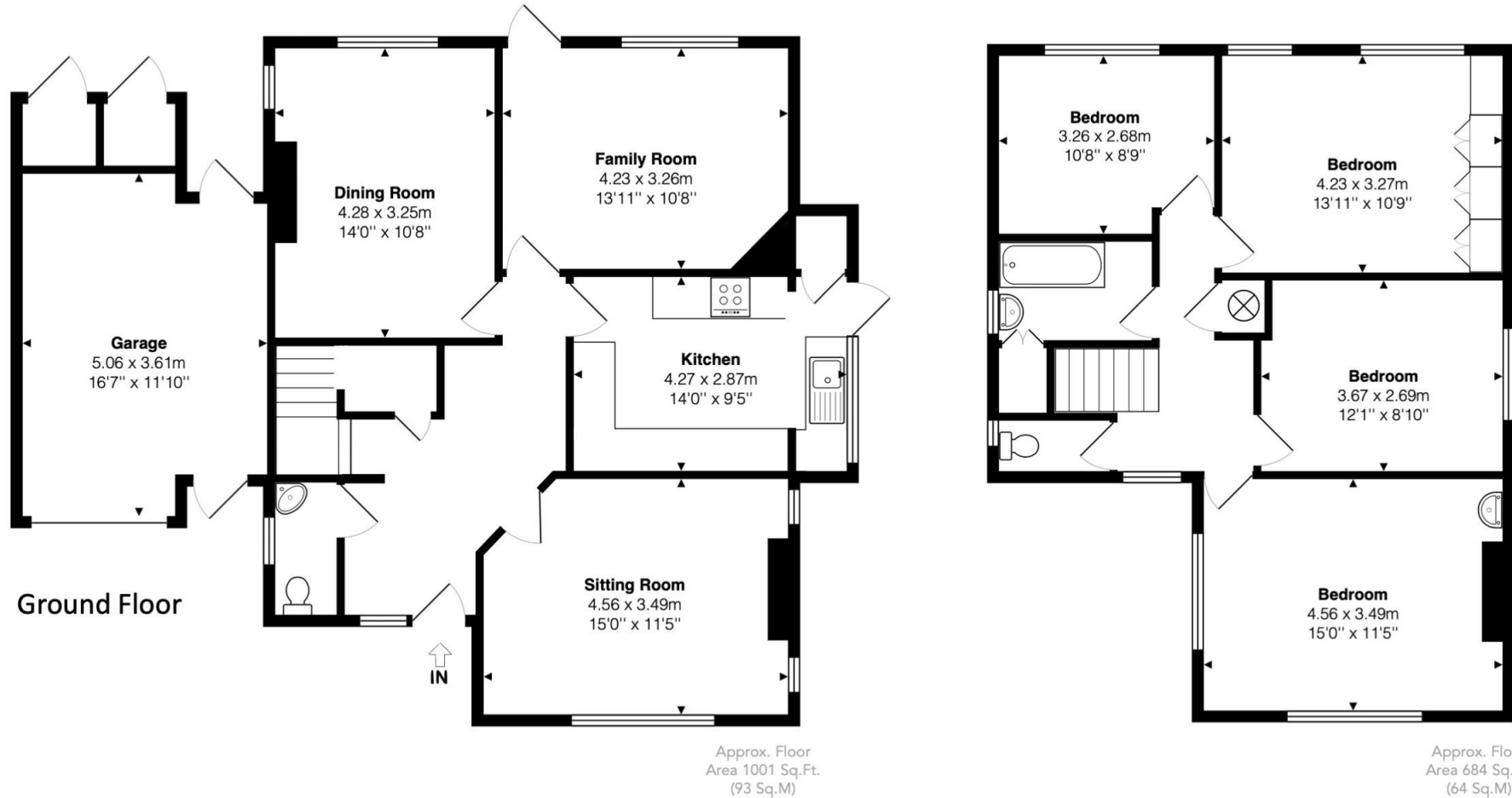


Directions: From Amersham station proceed along Chiltern Avenue in the direction of Little Chalfont taking the first turning on the right into King George V Road. At the end of the road turn right and sharp right again onto Hyrons Lane and over the Railway bridge. At the roundabout proceed straight across onto Batchelors Way and the property is the first on the right-hand side. Or for the commuter by foot turn right outside the station and right again down the side of the station building and over the foot bridge. Turn left into The Copse and left onto The Drive. Proceed along the drive to the mini roundabout and the property can be found on the right-hand side. *

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Approx. Gross Area
157 sq m – 1685 sq ft



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