

**62 First Avenue, Amersham,  
Buckinghamshire, HP7 9BJ**



**ROBSONS**  
RESIDENTIAL SALES



# 62 First Avenue, Amersham, Buckinghamshire, HP7 9BJ

**A versatile 3/4-bedroom, semi-detached property situated in a highly desirable residential location, between Amersham on the Hill and the historic Old Town. Featuring a fantastic 185ft South-West facing rear garden, with far-reaching views across the Misbourne Valley. In summary, the property provides a spacious entrance hall, ground floor shower room, 3 reception rooms, kitchen/breakfast room which leads onto the rear garden, 3 first floor bedrooms, bathroom & separate W.C and a lower ground floor bedroom 4 with attached dressing room, which could also be used as an additional family/reception room. Block paved drive & integral garage. No onward chain. Excellent potential for a double storey rear extension (STPP) – please refer to Chiltern & south Bucks planning page, ref: PL/19/3892/FA, showing approved plans for the attached neighbouring property. Freehold - EPR: D - 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 services to Central London are located only approx. 0.7miles 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 our Amersham office proceed down Hill Avenue turning right in front of the station and immediately left onto Station Road. Proceed down Station Road for approx. 0.6 mile and First Avenue can be found on the left-hand side just after Highover Park. No. 62 is on the right-hand side.

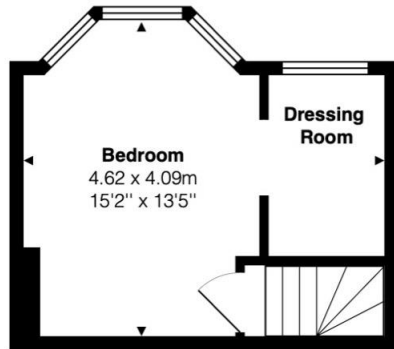
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

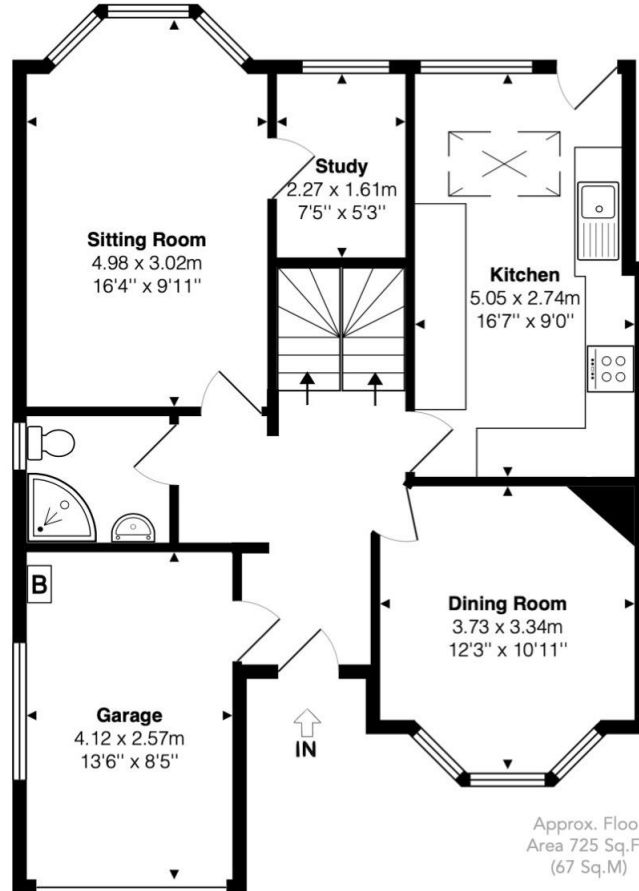
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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  
129 sq m – 1384 sq ft

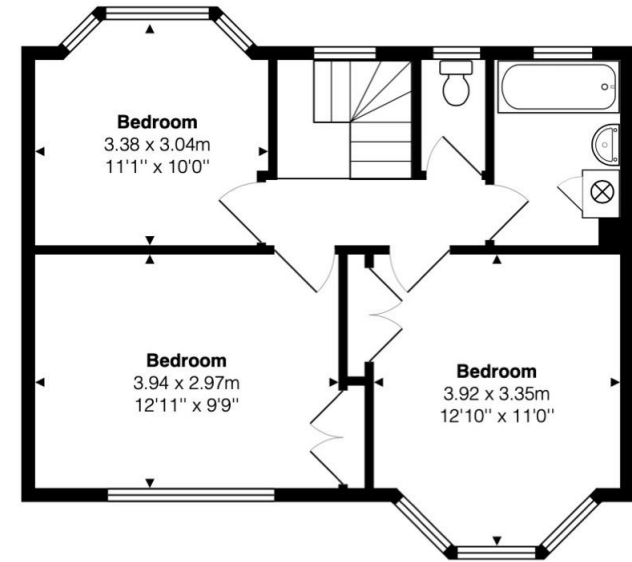


Approx. Floor Area  
177 Sq.Ft.  
(17 Sq.M)



Approx. Floor Area  
725 Sq.Ft.  
(67 Sq.M)

Ground Floor



Approx. Floor Area  
481 Sq.Ft.  
(45 Sq.M)

First Floor

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.

