

14 Highfield Close, Amersham,  
Buckinghamshire, HP6 6HG



**ROBSONS**  
RESIDENTIAL SALES

# 14 Highfield Close, Amersham, Buckinghamshire, HP6 6HG

Located in a popular residential close and conveniently situated to Amersham town centre, we are pleased to offer this superb three-bedroom semi-detached family home. The property offers huge scope to both modernise and extend (subject to the necessary consent). On entering the property, an entrance porch leads onto a generous sized hall. The sitting room extends to approximately 17ft in length and enjoys a wonderful view over the central green. The dining room, along with the fitted kitchen and breakfast room are all located to the rear of the property and offer a more private outlook over a well-stocked rear garden. A downstairs cloakroom completes the ground floor accommodation. On the first floor there are 3 generous size bedrooms, a family bathroom and separate w.c. Outside, there are gardens to both the front and rear of the property, driveway with off-street parking and a garage. Freehold - EPC rating: D. Council Tax Band: F

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. 0.7 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 (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), Chesham Grammar School 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 Railway Station proceed along Chiltern Avenue in the direction of Little Chalfont. At the roundabout turn right into Woodside Road and then first left into Green Lane, Highfield Close can be found a short distance along on the left.

\* 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 Ordnance 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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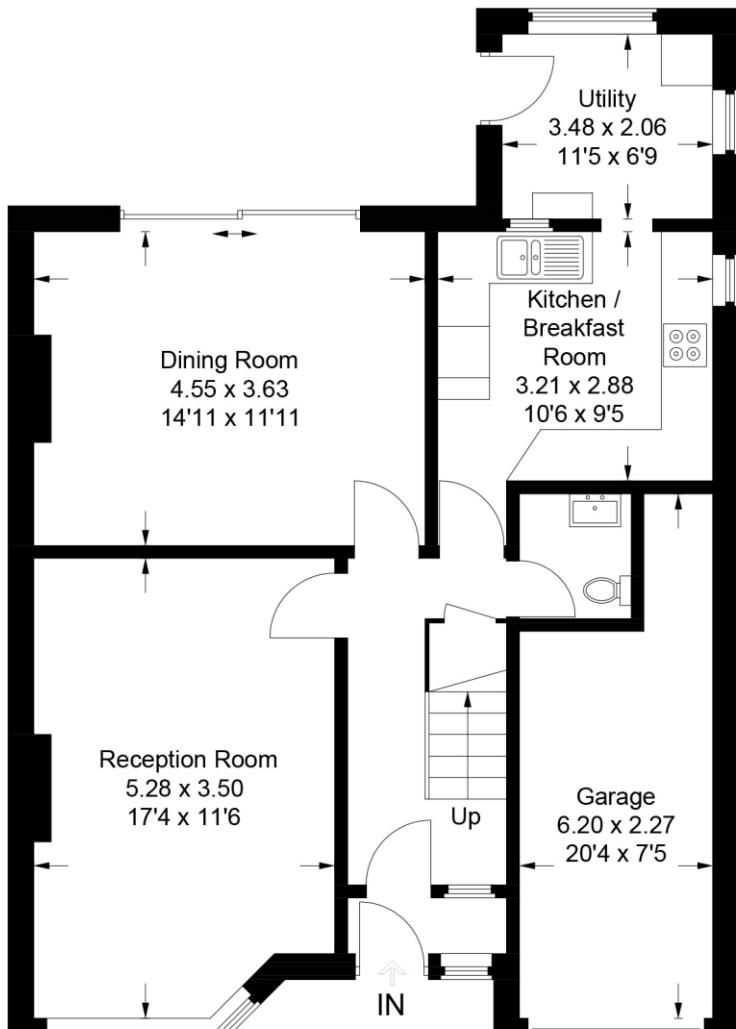
Approximate Gross Internal Area

Ground Floor = 63.6 sq m / 684 sq ft

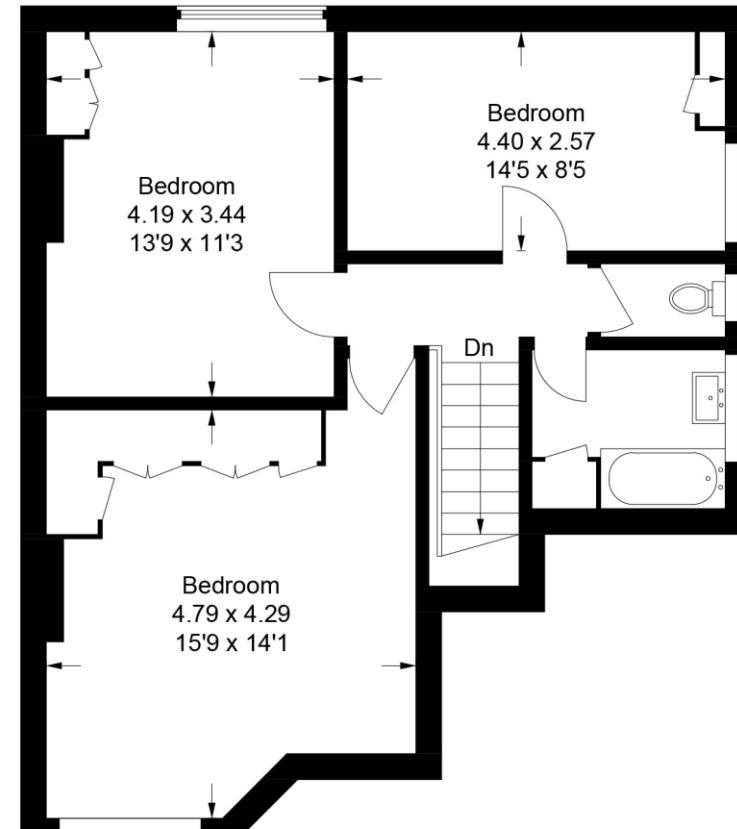
First Floor = 59.0 sq m / 635 sq ft

Garage = 11.4 sq m / 123 sq ft

Total = 134 sq m / 1,442 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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