

44 and 44a Grove Road, Amersham,
Buckinghamshire, HP6 6NE



ROBSONS
RESIDENTIAL SALES

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A generous size three/four-bedroom semi-detached family home situated in a quiet residential road. The property offers flexible accommodation due to the addition of an interconnecting ground floor annex which can either be accessed via the main house or separately with via its own entrance. The accommodation in the main house comprises sitting room, generous size kitchen /diner, three double bedrooms and family bathroom. The annex comprises sitting room, kitchenette, bedroom & shower room. To the front of the property there is a carriage driveway providing off street parking for several vehicles. The rear gardens are mainly laid to lawn and well stocked with mature shrubs and trees. NB – Please note that the annex has its own separate services etc. Freehold. EPC rating: C. Council Tax Band: D (Main House) A (Annex). No Onward Chain

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. 1.2 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 (Boys & Girls) 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 town centre proceed in the direction of Little Chalfont along station approach which in turn becomes Chiltern Avenue. At the junction turn right into Woodside Road. Before you reach the railway bridge turn left into Plantation Road, third right into Round Wood Road, and second right into Grove Road. The property can be found a little way along 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.

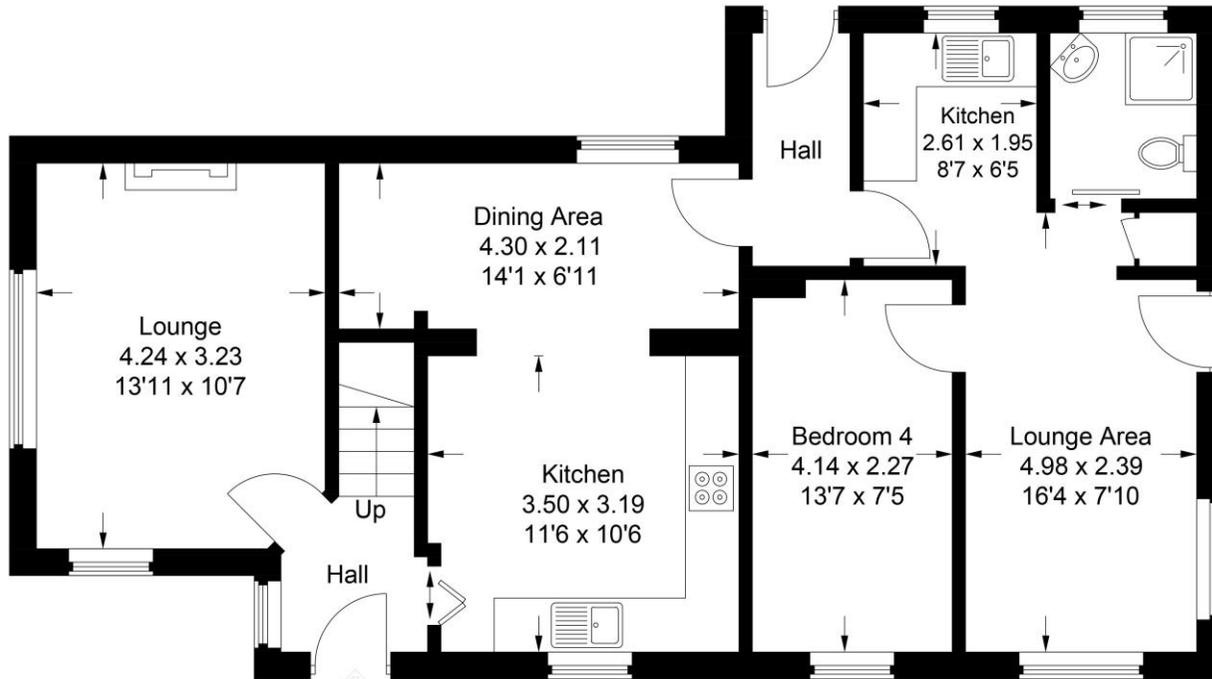
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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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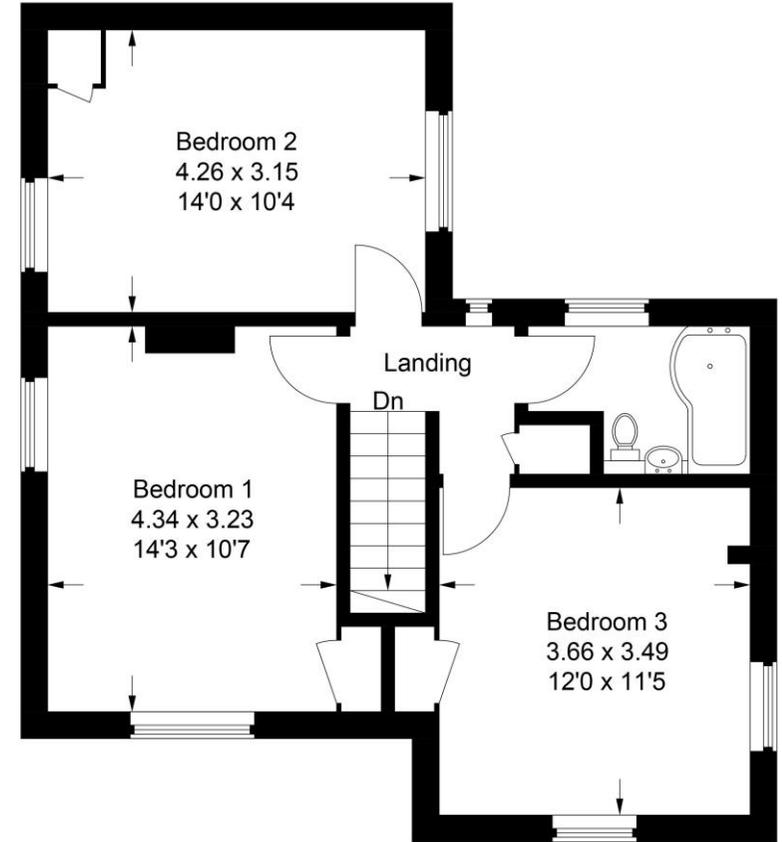
Approximate Gross Internal Area
Ground Floor = 75.6 sq m / 814 sq ft
(Including Annexe)

First Floor = 52.0 sq m / 560 sq ft
Total = 127.6 sq m / 1,374 sq ft



Ground Floor

Annexe



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.

