

Roundwood Road, Amersham, Buckinghamshire, HP6 6LZ Guide Price £395,000



A beautifully presented and very well extended ground floor garden maisonette situated just over a mile from the station and shops of Amersham within close proximity of highly regarded local schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. Suitable for a first-time buyer, discerning downsizer, buy-to-let investor, or as a pied-à-terre, this charming property has recently been renovated to a high standard offering bright and airy accommodation comprising: entrance hall, 26ft open plan kitchen living dining room with refitted kitchen, skylight and double doors to the private garden, three generous bedrooms and a remodelled family bathroom. Externally the front is laid to gravel with gated side access to the low maintenance rear garden which is mainly laid to artificial lawn with a generous patio area, ideal for alfresco dining and outdoor entertaining. EPC Rating: C



MATERIAL INFORMATION

COUNCIL TAX: Band B

TENURE: Leasehold

LEASE: 125 years from 14/10/2013

Service Charges: £170.00 (1st April 2025 – 31st March 2026)

Ground Rent: £10.00 (1st April 2024 – 31st March 2025)



55 Roundwood Road

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



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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