



26a Highfield Close, Amersham, Buckinghamshire. HP6 6HG

Guide Price £1,000,000 FREEHOLD

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## 26a Highfield Close, Amersham, Buckinghamshire. HP6 6HG

*A light and contemporary detached home situated in a sought-after residential address, convenient for the many amenities at Amersham on the Hill including the Metropolitan & Chiltern line railway station.*

Entrance Hall | Reception Room | Open plan Kitchen w/Sitting & Dining areas | Utility Room | 3 Bedrooms | Luxury Bathroom | Attractive Gardens | Underfloor Heating to Ground Floor & Bathroom | Heat Recovery System | REF: KB-1250

**THE PROPERTY:** This beautifully presented contemporary home is a testament to thoughtful renovation undertaken by the current owners since 2015. The result is a superb metropolitan-style detached residence, boasting an open-plan principal living space, well-proportioned bedrooms and quality fitments evident throughout. Upon entry, a spacious and welcoming reception hall boasts a beautiful engineered oak floor, flowing seamlessly into the open-plan kitchen and living areas, all benefiting from underfloor heating. To the front, a formal reception room offers a quiet retreat from the main living area and enjoys views over the attractive cul de sac. The true heart of the home lies in the magnificent open-plan living area, seamlessly integrating a dining space and a comfortable sitting area, enhanced by an abundance of natural light from two large VELUX roof lights with electric remote-controlled opening. Extending the living space and inviting the outdoors in, full-width bi-fold doors open onto the tranquil rear gardens. To one side, a sleek, modern kitchen features generous quartz working surfaces and an island unit with seating space. High-quality integrated appliances include a dishwasher, 5 ring gas hob, an electric oven, and a separate combination microwave and steam oven. Completing the ground floor is a practical utility room, providing additional cabinet space and plumbing for laundry equipment.

Ascending to the first floor via a bespoke solid oak staircase, there are three well-proportioned bedrooms, with two benefitting from built-in wardrobes, and a luxury tiled family bathroom (also with underfloor heating) incorporating a separate walk-in shower cubicle.







**OUTSIDE:** The property is approached via a pleasant gravelled driveway, providing parking for at least three vehicles. A pedestrian gate to the side of the house opens onto a pathway leading to the rear garden, a delightful space featuring a decked terrace directly adjoining the house with inset lighting. This flows onto a neatly maintained lawn, bordered by well-tended shrubs and flowerbeds. To the rear of the garden, mature trees offer a sense of privacy and a natural screen.

**SITUATION:** Highfield Close enjoys a highly sought-after and convenient location, placing residents within easy reach of Amersham on the Hill's station, shops, and amenities. A level 0.4-mile walk via a cut-through footpath leads to the station, while the bustling centre of Amersham on the Hill, with its diverse range of facilities, cafes, and shops including Marks & Spencer Food and Waitrose, is just a quarter of a mile away. Adding to the lifestyle appeal is the popular Chilterns Lifestyle Centre, offering a state-of-the-art gymnasium, swimming pools, a climbing wall, a welcoming cafe, and a dedicated mind and body studio with luxury spa and treatment facilities.



The charming Old Amersham, with its Tesco Superstore, boutique shops, and additional cafes, pubs, and restaurants, is also easily accessible. Amersham station (TFL Zone 9) provides efficient Metropolitan Line services to Baker Street and The City, as well as Chiltern Line services to Marylebone and Aylesbury. With excellent communication links, Highfield Close is within 7 miles of the M25 at Junction 18 and 6 miles from the M40 at Junction 2.



Buckinghamshire is renowned for its highly regarded grammar and private schools. Information regarding catchment areas and admission criteria can be found on the Buckinghamshire Council website.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electric, water and drainage

**COUNCIL TAX:** Band F

**EPC RATING:** C

**DIRECTIONS:** what3words: ///  
cubes.intent.reward

**FOR ENQUIRIES QUOTE:** KB-1250



Approximate Gross Internal Area  
Ground Floor = 78.9 sq m / 849 sq ft  
First Floor = 60.8 sq m / 654 sq ft  
Total = 139.7 sq m / 1,503 sq ft

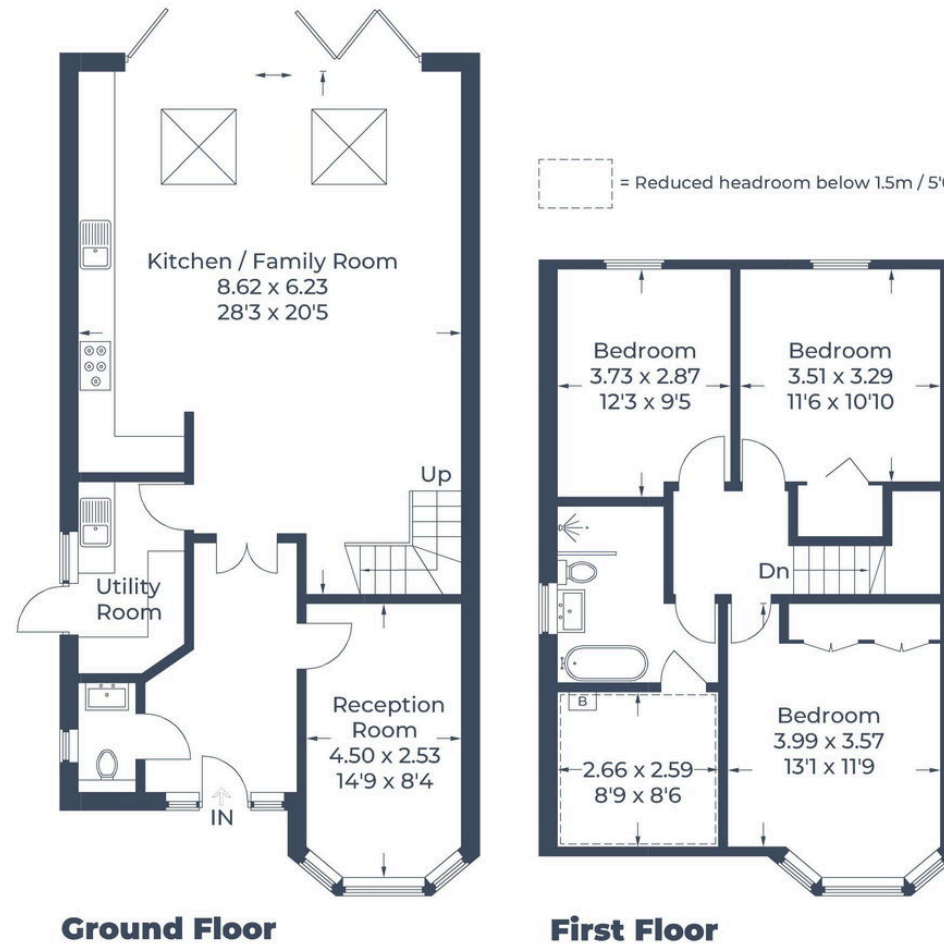


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