



19 Grimsdells Lane, Amersham, Buckinghamshire. HP6 6HF

Guide Price £775,000 FREEHOLD

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A charming three-bedroom semi-detached home, beautifully presented and in fine decorative order. Located in a most convenient spot for local schools, amenities, and Amersham's Metropolitan & Chiltern line station.

Entrance Hall | Reception Room | Open plan Kitchen w/ Dining area | Utility Room & WC | 3 Bedrooms | Luxury Bathroom | Attractive Gardens | Garden Room & Store | Driveway Parking | REF: KB-1250

THE PROPERTY: This delightful semi-detached home has been meticulously renovated and improved by the current owners, blending the charm of a period property with the convenience of modern living. While beautifully laid out as is, the property also comes with two existing planning consents to significantly enlarge the house, allowing for the addition of an extra bedroom, bathroom, and expanded living space on both the ground and first floors.

You enter the home through a welcoming portico to the side, which leads into a bright reception hall. A doorway opens to a delightful living room featuring a charming fireplace and a large bay window overlooking the front of the property.

The heart of the home is a stylish, modern kitchen. It boasts an excellent range of eye and base-level cabinetry, ample work surfaces, quality worktops and a central island with storage. Integrated appliances include a range oven, dishwasher, and fridge/freezer, all set against an attractive hardwood floor. This space flows seamlessly into a contemporary dining area with a partially vaulted ceiling and skylights. Bi-fold doors flood the room with natural light and open out to the southerly-facing rear patio and garden. A practical utility room and cloakroom, along with a secondary covered storage area, complete the ground floor.

Upstairs, you'll find three good-sized bedrooms. The principal bedroom features built-in wardrobes and a large bay window. The second bedroom also benefits from a full-width set of wardrobes. All rooms are served by a luxurious family bath and shower room.





OUTSIDE: A neatly kept gravel driveway, enclosed by a traditional five-bar gate, provides ample off-road parking. Mature hedging lines one of the boundaries and panel fencing to the opposite, ensuring privacy. The southerly-aspect rear garden is a standout feature, with a paved patio directly adjoining the house, perfect for outdoor dining. This leads to a well-maintained lawn that extends to the rear, where a garden shed—which could easily be converted into a studio—and a covered store are located. The garden also benefits from external side access via a neighbouring pathway.

SITUATION: This property enjoys a highly sought-after and convenient location, placing you within easy reach of Amersham on the Hill's station, shops, and amenities. A short, level 0.4-mile walk via a nearby footpath provides direct access to the station. The vibrant centre of Amersham on the Hill, with its diverse range of shops, cafés, and facilities including Marks & Spencer Food and Waitrose, is just a quarter of a mile away.



Residents also have access to the popular Chilterns Lifestyle Centre, offering a state-of-the-art gymnasium, swimming pools, a climbing wall, and a dedicated mind and body studio with luxury spa facilities. The charming Old Amersham, with its Tesco Superstore, boutique shops, and additional cafes and pubs, 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. For drivers, the location offers excellent communication links, with the property

within 7 miles of the M25 (Junction 18) and 6 miles from the M40 (Junction 2). Buckinghamshire is well-known for its highly regarded primary, secondary, grammar and private schools; with the property falling in catchment for Chestnut Lane & Elangeni schools, Dr Challoners Grammar & High and Chesham Grammar. Further information regarding catchment areas and admission criteria is available on the Buckinghamshire Council website.

TENURE: Freehold

SERVICES: Mains gas, electric, water and drainage

LOCAL AUTHORITY: Buckinghamshire Council

PLANNING CONSENT REFERENCES: PL/22/2786/FA & PL/25/0851/SA

COUNCIL TAX: Band E

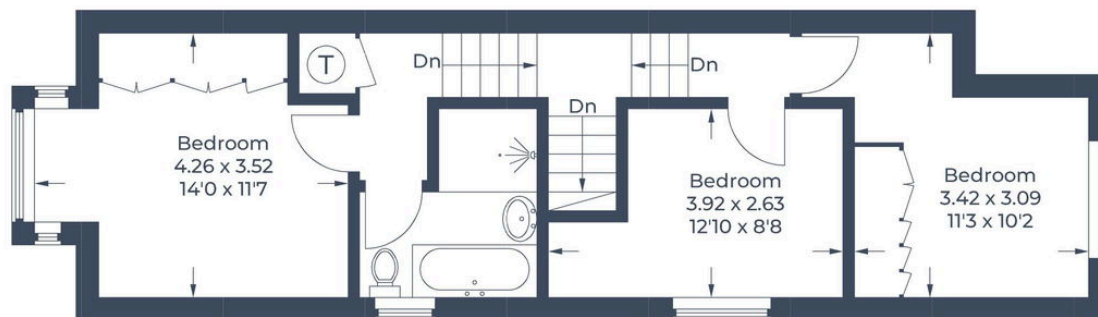
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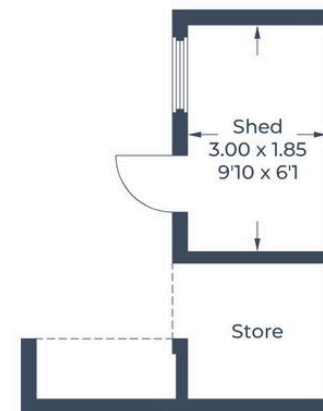
FOR ENQUIRIES QUOTE: KB-1250



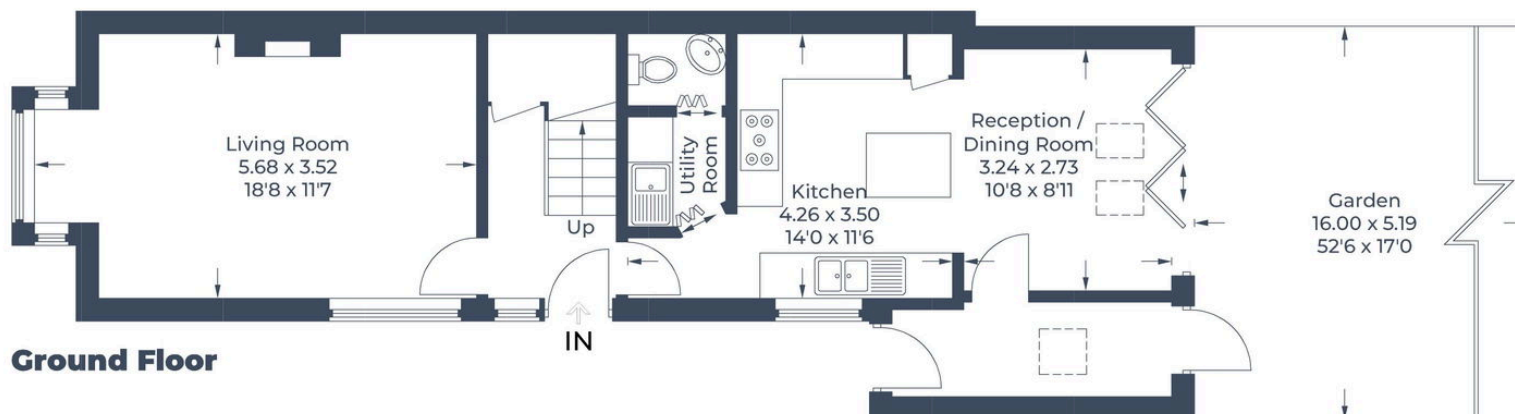
Approximate Gross Internal Area
 Ground Floor = 56.0 sq m / 603 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Outbuilding = 5.5 sq m / 59 sq ft
 (Excluding Open Spaces)
 Total = 107.1 sq m / 1,153 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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