



**26 Black Acre Close, Amersham,
Buckinghamshire, HP7 9EW**

ROBSONS
RESIDENTIAL SALES

26 Black Acre Close, Amersham, Buckinghamshire, HP7 9EW

Situated in a popular cul-de-sac location, this modern two-bedroom extended semi-detached home offers a wonderful contemporary feel together with generous and well laid-out accommodation. The ground floor benefits from under floor heating and comprises dining/breakfast area, a modern fitted kitchen, and an 18ft sitting room with feature bifold doors onto the garden. All three areas blend seamlessly from one to another, offering a wonderful open-plan feel. On the first floor there are two bedrooms and a family bathroom. The rear gardens are well maintained and mainly laid to lawn. Adjacent to the rear of the property is a wooden-decked terraced area. There is parking for two cars and a garage. Freehold - EPR: C - Council Tax Band: D

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 service to Central London are located only approx. 1 mile 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 (brand new 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) and Amersham School. Independent schooling is also well catered locally with The Beacon School (Boys) for Nursery – Year 8 and Heatherston (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 from Amersham.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



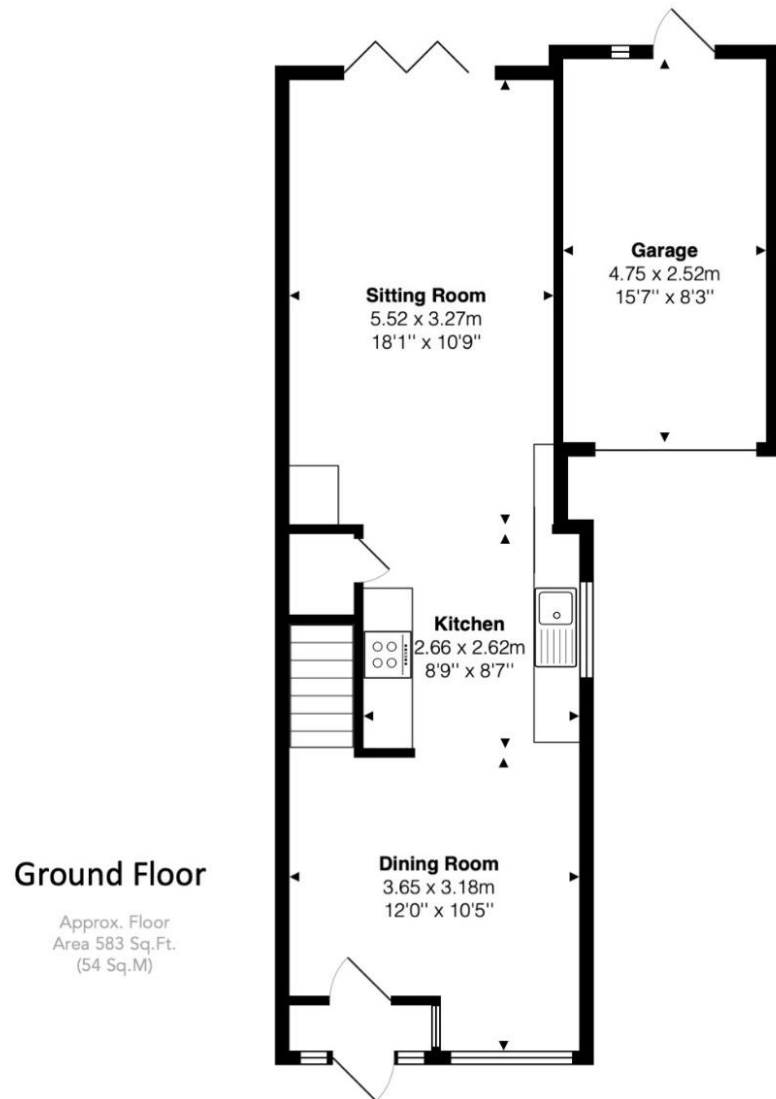
Directions: From our Amersham office, proceed down Hill Avenue turning left in front of the station and then right into King George V Road. At the junction with Orchard Lane turn hard right up and over the humpback bridge and then left onto Highland Road. At the crossroads proceed straight across onto Acres End and first left onto Quarrendon Road, and then first left onto Black Acre Close. On entering the close bear right and the house can be found 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 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

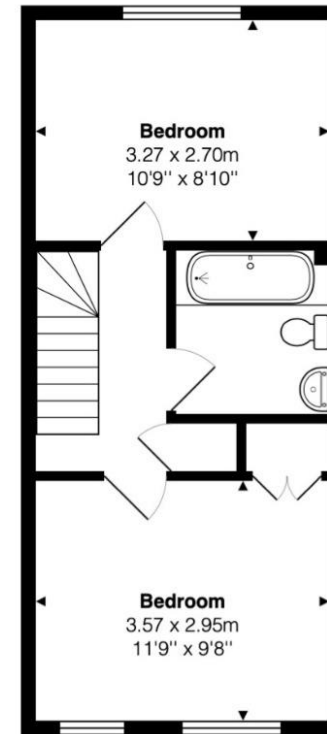
26 Black Acre Close, Amersham, Buckinghamshire, HP7 9EW

Approx. Gross Area
85 sq m – 915 sq ft



Ground Floor

Approx. Floor Area 583 Sq.Ft. (54 Sq.M)



First Floor

Approx. Floor Area 332 Sq.Ft. (31 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

