

**29 Hundred Acres Lane, Amersham,  
Buckinghamshire, HP7 9EA**



**ROBSONS**  
RESIDENTIAL SALES



# 29 Hundred Acres Lane, Amersham, Buckinghamshire, HP7 9EA

**An attractive three bedroom semi detached house situated in this sought after residential location and enjoying a delightful mature rear garden measuring approximately 80 feet. The property now requires modernisation and updating but offers a wonderful opportunity for the growing family. It comes complete with driveway, garage and no onward chain. Freehold - EPR: E - Council Tax Band: E**

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.0.75 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 (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 very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) 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 our Amersham office turn left down Hill Avenue. At the roundabout by the station turn left into Chiltern Avenue and take the first turning on the right into King George V Road. At the junction with Orchard Lane on the right, turn immediately right and go over the hump back railway bridge. At the roundabout turn left into Highland Road and at the junction with Stanley Hill Avenue go straight over into Acres End. Acres End becomes Hundred Acres Lane and no 29 can be found on the right hand.

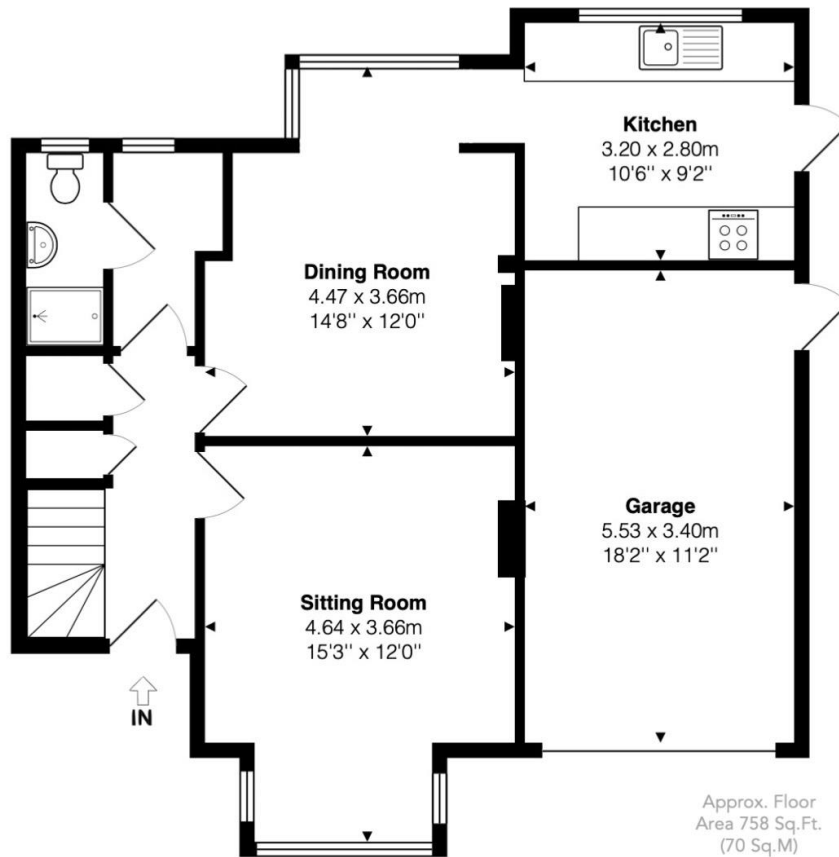
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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.

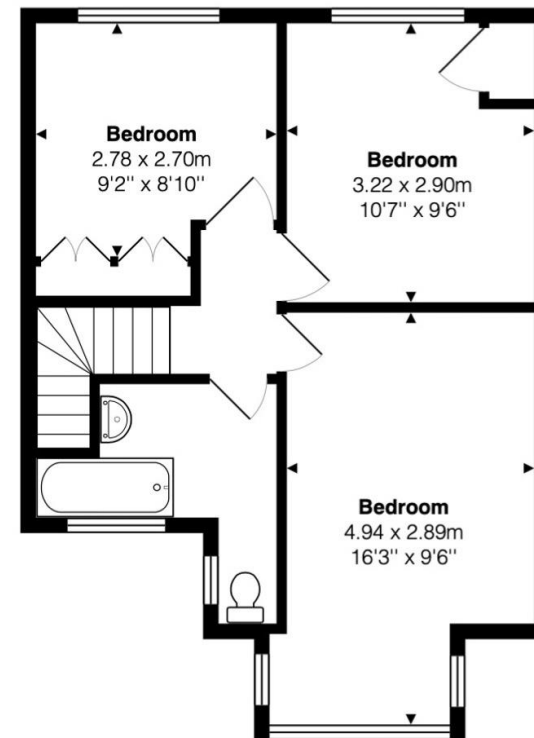
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**Approx. Gross Area**  
110 sq m – 1188 sq ft (Incl Garage)



Ground Floor



First Floor

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.



