

**Beech House, 32 Parkfield Avenue, Amersham,
Buckinghamshire, HP6 6BE**



ROBSONS
RESIDENTIAL SALES

Beech House, 32 Parkfield Avenue, Amersham, Buckinghamshire, HP6 6BE

A beautifully presented detached house situated in this highly sought after and convenient location with a delightful wooded outlook to the front and yet within striking distance of the extensive amenities and station of Amersham on the Hill. Beech House was built in 2017 with substantial input by the current owners and subsequently maintained to a stunning standard with high quality fittings throughout. The property offers exceptionally flexible accommodation in excess of 3000sq ft over three floors, allowing for any combination of use and making it the ideal purchase for both the growing family and discerning downsizer alike, and comes complete with a substantial driveway, southerly orientated landscaped gardens and a multipurpose garden studio.

Freehold - EPR: B - Council Tax Band: H

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. 0.7 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

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our offices, proceed up Hill Avenue turning right into Sycamore Road, after the shops go straight over the first roundabout and right at the next roundabout into Grimsdell's Lane. Turn first left into Parkfield Avenue and the driveway for Beech House is the last on the left at the top of Parkfield Avenue.

* 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.

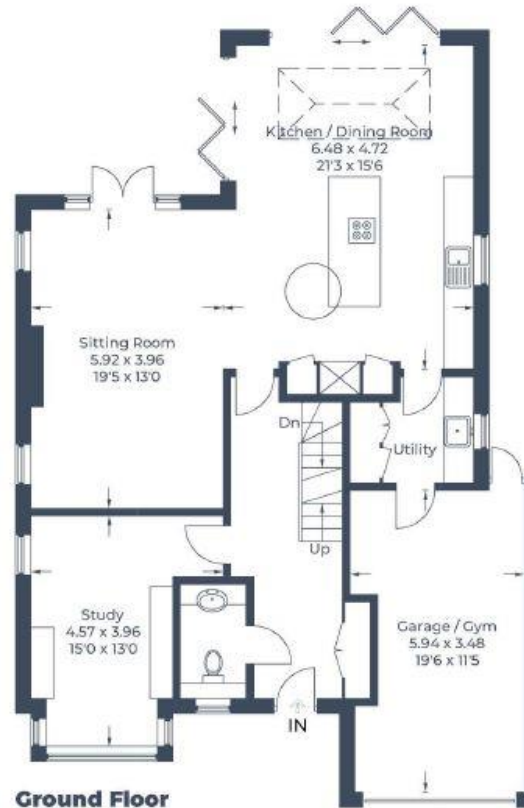
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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

Approximate Gross Internal Area
 Lower Ground Floor = 84.4 sq m / 908 sq ft
 Ground Floor = 113.4 sq m / 1,221 sq ft (Including Garage)
 First Floor = 84.4 sq m / 908 sq ft
 Garden Room = 15.2 sq m / 164 sq ft
 Total = 297.4 sq m / 3,201 sq ft



Lower Ground Floor



Ground Floor



First Floor



[Not Shown In Actual Location / Orientation]

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons

