

**9 Westfield, Hyde Heath, Amersham,  
Buckinghamshire, HP6 5RE**



**ROBSONS**  
RESIDENTIAL SALES

# 9 Westfield, Hyde Heath, Amersham, Buckinghamshire, HP6 5RE

A well-presented, 4/5 bedroom detached house, situated at the head of a quiet cul-de-sac in this popular Buckinghamshire village, close to lovely walks into the Chilterns & Misbourne Valley, yet only 2.7 miles from Amersham train station. The property provides excellent family accommodation, including 4 reception rooms, one which lends itself to be used as an optional bedroom, with access to a modern ground floor shower room. To the front is a block paved drive and lawned garden, whilst to the rear is a garden measuring approx. 50' x 50' (max). Freehold - EPR D - Council Tax Band: F

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham station is 2.7 miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our Amersham office turn right onto Hill Avenue and at the roundabout go straight across onto Chesham Road. At the next roundabout continue straight on, sign posted Chesham. At the next roundabout turn left onto Copperkins Lane, sign posted to Hyde Heath. Follow the road until the T-junction and turn left onto Weedon Hill. Continue for approx. 0.5 mile and take the second left turning onto Keepers Lane. Turn right onto Walnut Way and follow the road, taking the second right turning onto Westfield. The property is towards the end of the cul-de-sac on the left.

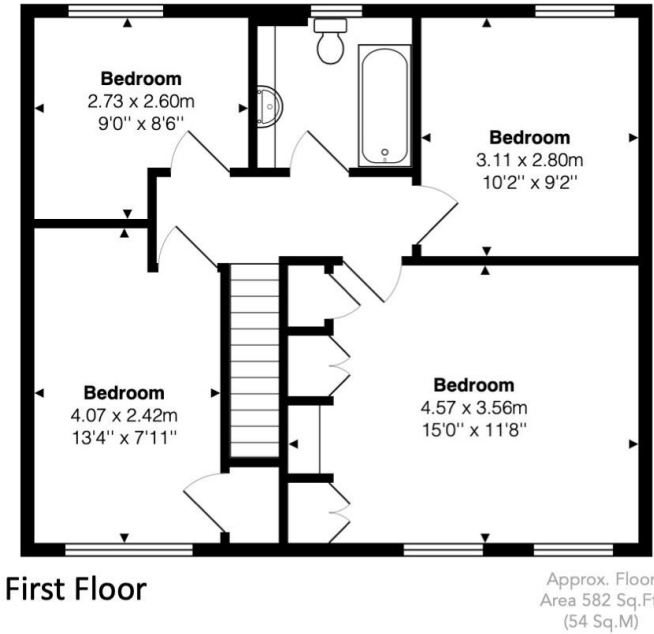
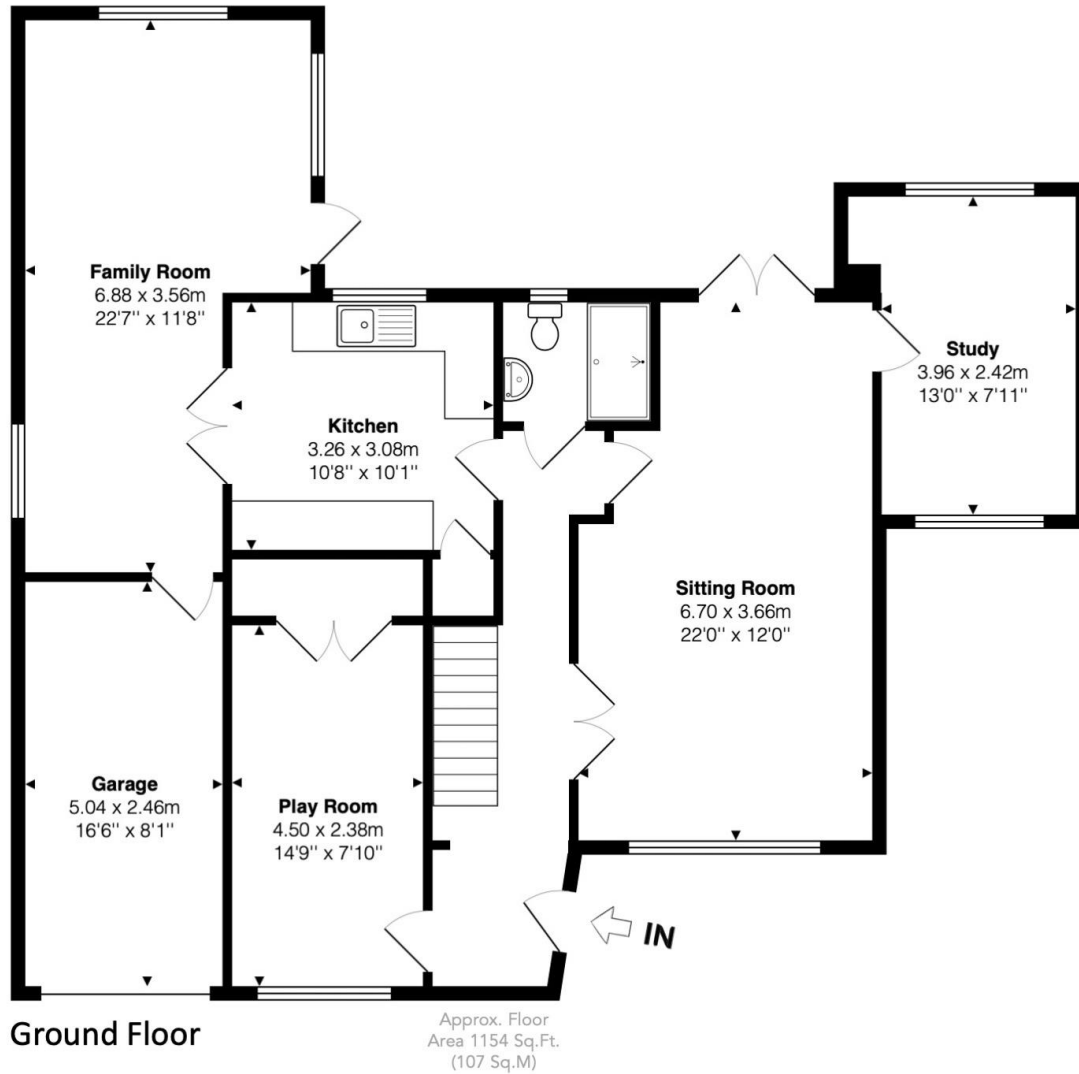
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

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Approx. Gross Area  
161 sq m – 1736 sq ft



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.

