

**4 Beech Court, Chesham Road, Amersham,  
Buckinghamshire, HP6 5HZ**



**ROBSONS**  
RESIDENTIAL SALES



# 4 Beech Court, 47 Chesham Road, Amersham, Buckinghamshire, HP6 5HZ

A 2-double bedroom first floor maisonette enjoying plenty of natural light, complete with private garden, garage and off-street parking. 4 Beech Court is conveniently situated 0.15 mile walk from Amersham's shops/amenities and 0.35 mile walk to the train station. Features of note include a modern fitted kitchen & bathroom; well-proportioned sitting room; 2- double bedrooms; single garage; and parking for 1 car. No onward chain.

**Share of freehold Lease: 200 years from 2nd March 2004 No Ground Rent or Service Charge payable. EPR: C Council Tax Band: D**

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 0.35 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. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools.



**Viewing by appointment only**

**via**

**Robsons Estate Agents**

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**Directions:** From our Amersham office, proceed up Hill Avenue to the pair of roundabouts. Continue straight, onto Chesham Road and Beech Court can be found on your right-hand side.

\* 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.

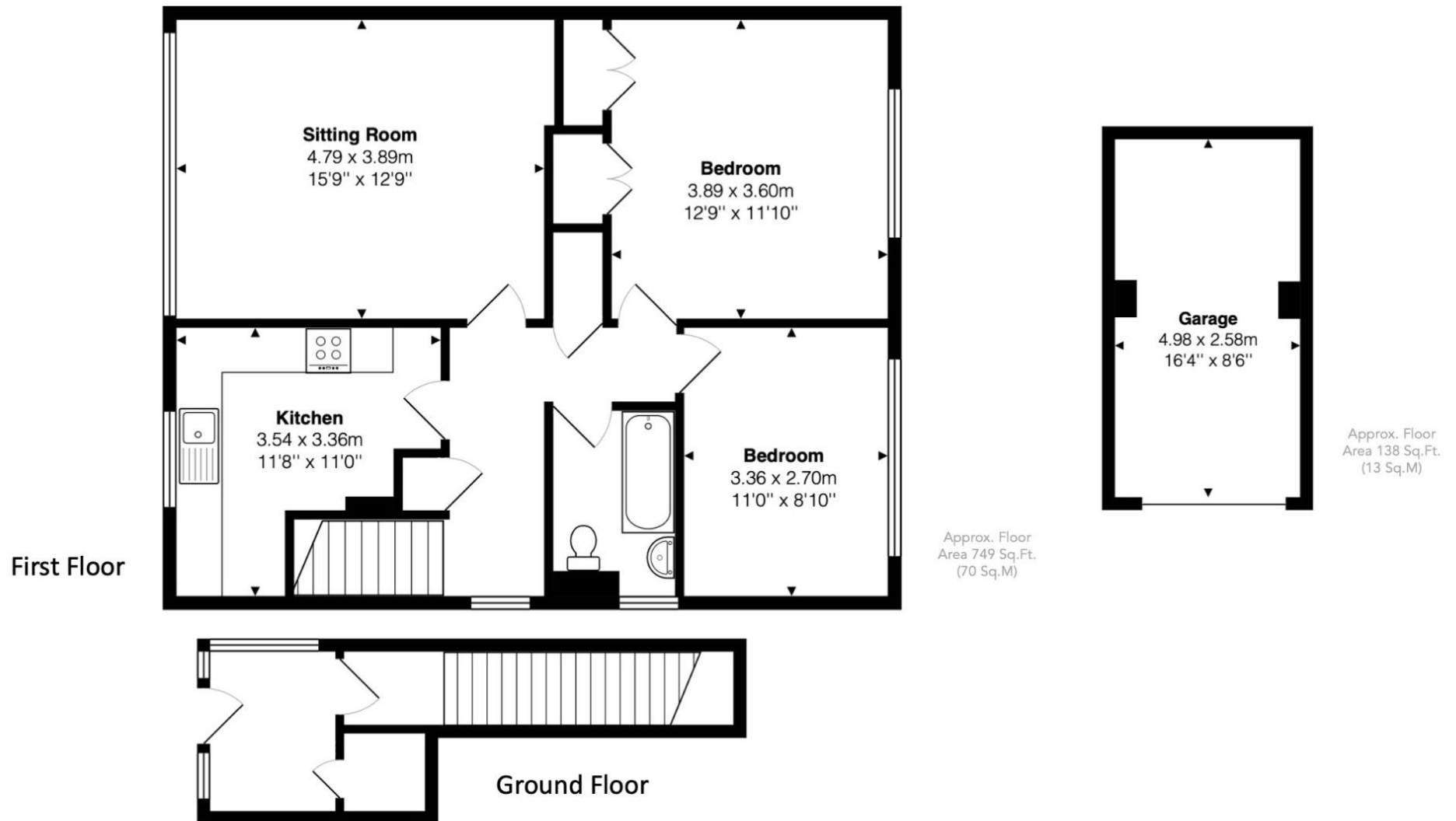
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**Approx. Gross Area**

**93 sq m – 1001 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.

