

**The Laurels, Brays Close, Hyde Heath,
Buckinghamshire, HP6 5RZ**



ROBSONS
RESIDENTIAL SALES

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A very well-presented detached chalet house with substantial footprint, tucked discreetly in the corner of this well-regarded private close overlooking a central green. The Laurels offer exceptionally versatile accommodation with both ground and first floor bedroom accommodation, giving it a multi-purpose and multi-generational use. The property is set in delightful, mature and well-stocked gardens measuring approximately 95ft providing opportunities for enlargement and extension, subject to the usual consents and comes complete with a generous driveway and garage.

Annual contribution to private road: currently £30pm Freehold - EPR: C - 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 3 miles from the property..



Viewing by appointment only

via

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Directions: From Amersham proceed in the direction of Chesham Bois along the Chesham Road, turning left onto Copperkins Lane. At the centre of the village, turn left into Brays Lane and then right into Brays Close. The property can be found opposite the green after turning right within the close.

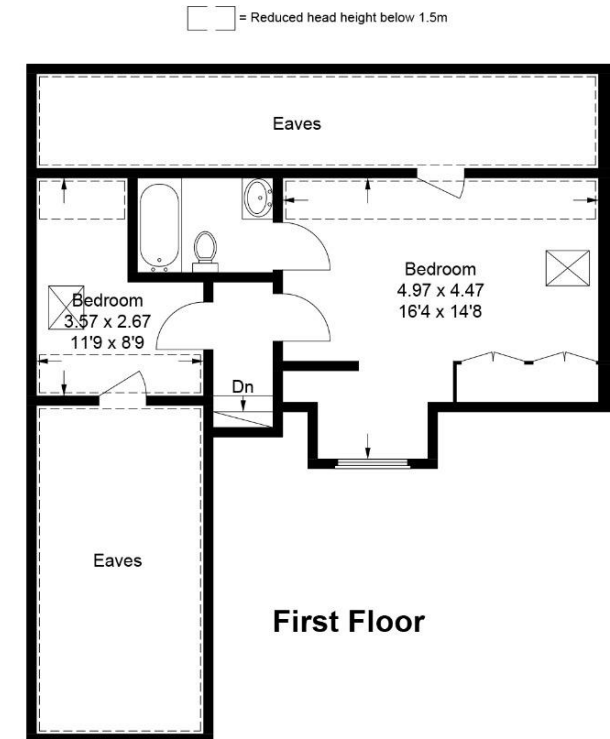
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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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Approximate Gross Internal Area
 Ground Floor = 114.7 sq m / 1,235 sq ft
 First Floor = 62.2 sq m / 669 sq ft
 Garage = 23.5 sq m / 253 sq ft
 Total = 200.4 sq m / 2,157 sq ft
 (Including Eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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