2 Saxon Close, Amersham, Buckinghamshire, HP6 5QA



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A rare opportunity to purchase a detached house situated in this highly regarded and sought-after cul-de-sac location, only a short distance from the amenities and station of Amersham on the Hill. The property was built by Banner Homes in 1995 and sold as the show home with more recent alterations and modifications to create a well presented property with excellent accommodation suitable for both the growing family and discerning down-sizer alike. Freehold - EPR: D - Council Tax Band: G

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 services to Central London are located only approx. 0.5 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), Chesham Grammar School 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.



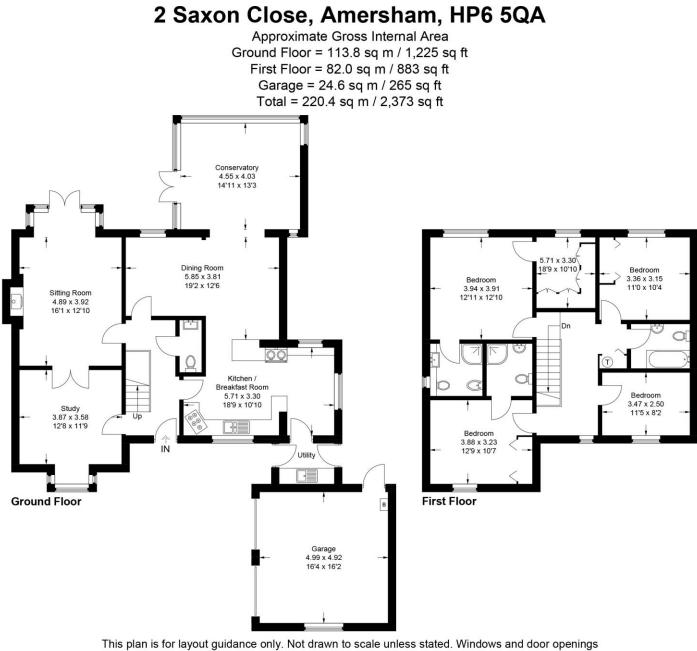
Viewing by appointment only via Robsons Estate Agents 19 Hill Avenue Amersham Buckinghamshire HP6 5BD Tel: 01494 724999 email: property@robsonsbucks.com



Directions: From our Amersham office proceed down Hill Avenue towards the station. At the mini-roundabout turn left onto Chiltern Avenue and take the next right turning onto King George V Road. Follow the road and take the first right turning onto Orchard Lane. Follow the road round to the left and Saxon Close is the first turning on the left. No.2 Saxon Close is the first house on the right hand side.

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^{*} 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.



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. © CJ Property Marketing Ltd Produced for Robsons

