

**5 Hazell Park, Amersham, Buckinghamshire,
HP7 9AB**



ROBSONS
RESIDENTIAL SALES

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A beautifully presented 5 bedroom detached house particularly well positioned within this highly regarded and sought-after no-through road. The property offers well-proportioned accommodation with delightfully landscaped gardens and is situated in this exceptionally convenient yet peaceful location, being only a short distance from Amersham Station. This home has been the subject of meticulously high standards and is an ideal purchase for the growing family or the discerning downsizer alike.

Freehold - EPR: C - Council Tax Band: G

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 walk 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 & Spencers and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. 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 High. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only
via

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Directions: From our Amersham office proceed down Hill Avenue turning left in front of the station. Turn right into King George V Road and first right into Orchard Lane, with immediate right up and over the humpback bridge to the roundabout. Turn left onto Highland Road and right into Westanley Avenue. At the junction with Stanley Hill Avenue, turn right. Continue straight ahead into Hazell Park and the property can be found on the right.

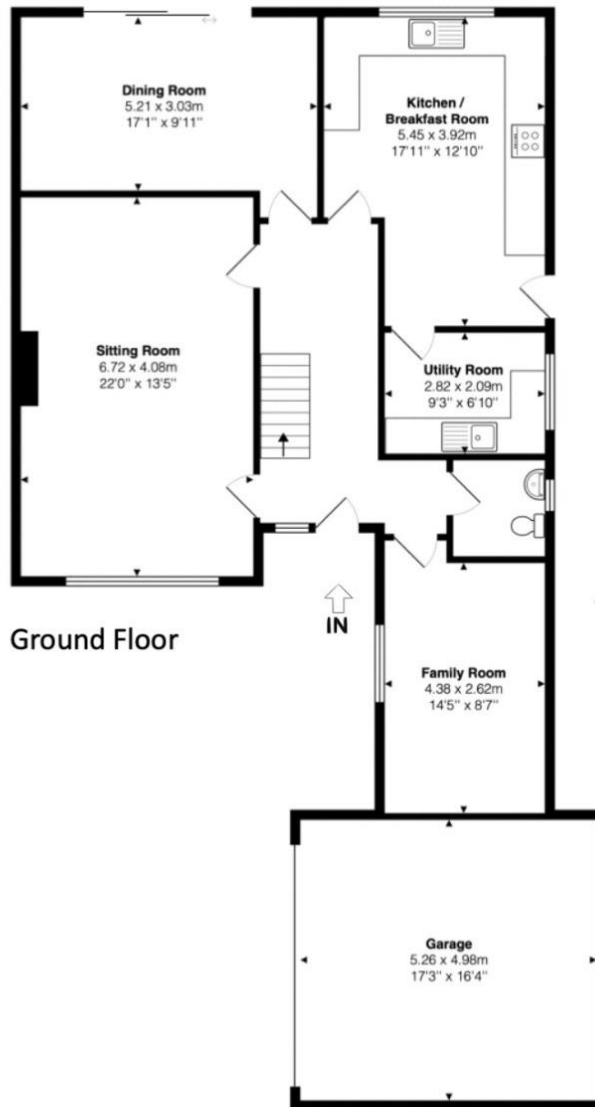
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

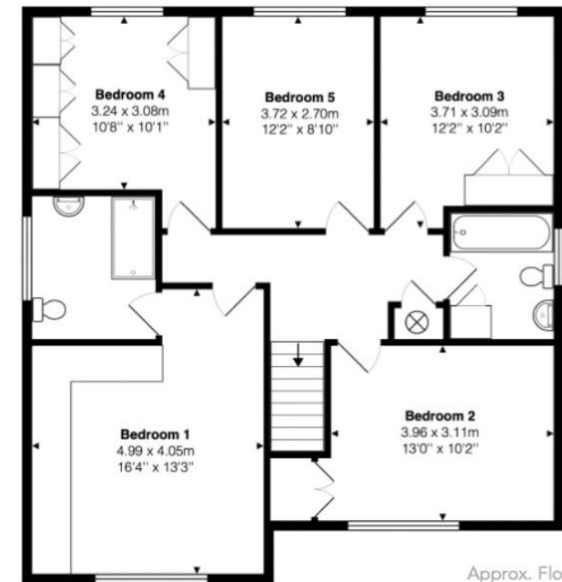
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Approx. Gross Area
216 sq m – 2323 sq ft



Approx. Floor
Area 1383 Sq.Ft.
(129 Sq.M)



Approx. Floor
Area 940 Sq.Ft.
(87 Sq.M)

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.

