

**15 Meadow Drive, Amersham,
Buckinghamshire, HP6 6LB**



ROBSONS
RESIDENTIAL SALES

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****Versatile property with 2/3 bedrooms, spacious corner plot, large kitchen with sliding doors onto the rear garden, single garage****

A well-presented 2/3-bedroom property situated 0.6 mile from central Amersham amenities and footpaths with walks into the picturesque Chess Valley. In summary, accommodation includes entrance hall, shower room, open plan sitting/dining room, study (optional bedroom 3), kitchen/breakfast room, 2 first floor double bedrooms, bathroom. The front area has been paved for easy maintenance, whilst to the rear is an L-shape garden (approx. 45ft x 45ft max). Garage.

Freehold - EPR: B - Council Tax Band: D

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. a 0.85 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 & 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 to the station and turn left onto Chiltern Avenue. At the junction with Woodside Road turn right. Take the first left onto Green Lane and at the T-junction turn right then first left onto New Road. Meadow Drive can be found shortly on the left-hand side.

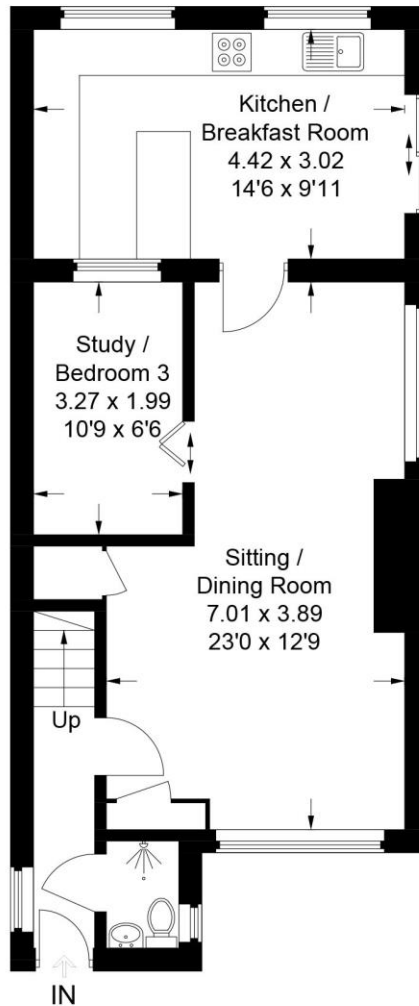
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

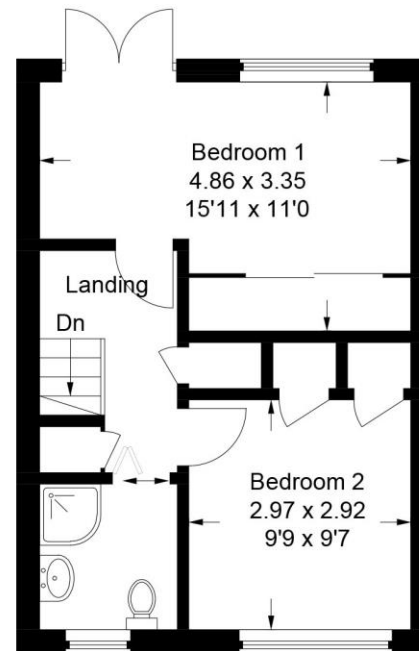
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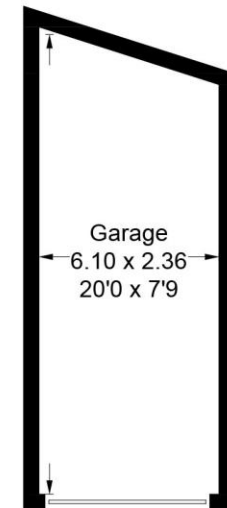
Approximate Gross Internal Area
Ground Floor = 54.0 sq m / 581 sq ft
First Floor = 34.9 sq m / 376 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 102.5 sq m / 1,103 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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