

**15 Grimsdells Lane, Amersham,
Buckinghamshire, HP6 6HF**



ROBSONS
RESIDENTIAL SALES

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A beautifully presented 4/5 double bedroom detached house, situated in an extremely convenient location, 0.3 mile walk from both Amersham's extensive amenities and Chestnut Lane Primary School and 0.5 mile walk from Amersham Station and Dr Challoner's Boys School. The subject of an almost complete re-build in 2025, this traditionally constructed, yet contemporary home provides smart technology with an integrated heating & lighting system for the ultimate in convenience and energy management. Other significant features of note inc. a striking apex glass window above the front door, illuminating the entrance hall and beautifully crafted staircase with natural light; elegant slender engineered oak flooring in a characterful herringbone format; stunning 27' x 25' kitchen/dining/family room with a sleek handleless fitted kitchen, quartz worksurface and island; comprehensive range of high-quality German appliances; two large kitchen skylights which flood this area with natural light; and twin aluminium bi-fold doors onto the private south facing 70ft garden. This property offers flexible accommodation of approx. 2500 sq/ft, making it an ideal opportunity for a growing family or discerning downsizer alike. No onward chain. Freehold EPR: C - Council Tax Band: TBC

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 a 0.5 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

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Directions: From our Amersham office proceed up Hill Avenue to the two mini-roundabouts veering right onto Sycamore Road. On reaching the next pair of roundabouts continue straight over signposted Chesham Bois. At the next roundabout turn right onto Grimsdells Lane and No 15 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.

* 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 = 142.6 sq m / 1,535 sq ft

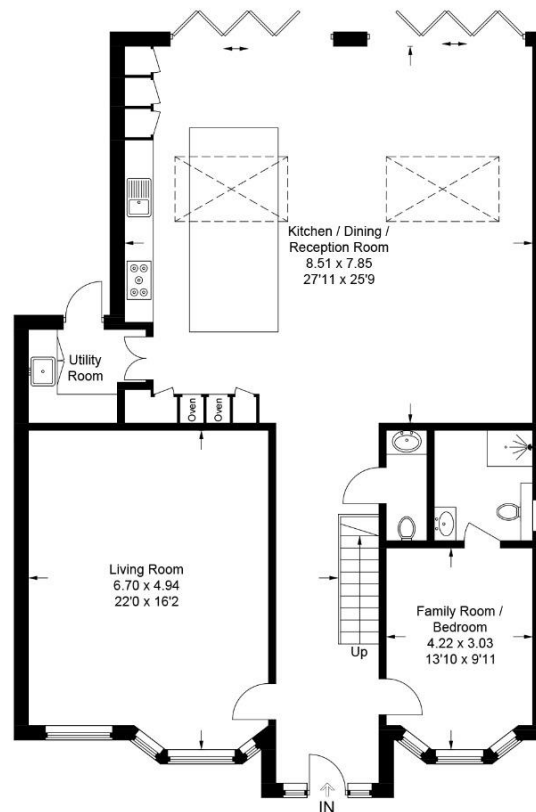
First Floor = 70.9 sq m / 763 sq ft

Roof Room = 22.3 sq m / 240 sq ft

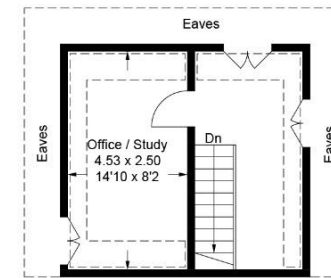
Total = 235.8 sq m / 2,538 sq ft

(Excluding Eaves)

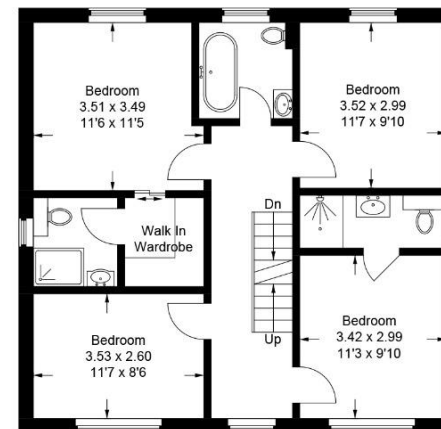
 = Reduced headroom below 1.5m / 5'0



Ground Floor



Roof Room



First Floor

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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