

16 The Rise, Amersham,  
Buckinghamshire, HP7 9AG



**ROBSONS**  
RESIDENTIAL SALES



# 16 The Rise, Amersham, Buckinghamshire, HP7 9AG

**An attractive four bedroom detached chalet house with flexible accommodation situated in a convenient and well-regarded residential location, only approximately a third of a mile from the station of Amersham on the Hill. The property has undergone the first phase of a remodelling and upgrading programme by the current owners and benefits from planning consent for a single-story rear extension to the rear, if required. No onward chain.**

**Freehold. EPC rating: C. Council Tax Band: F**

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. 0.3 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 (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  
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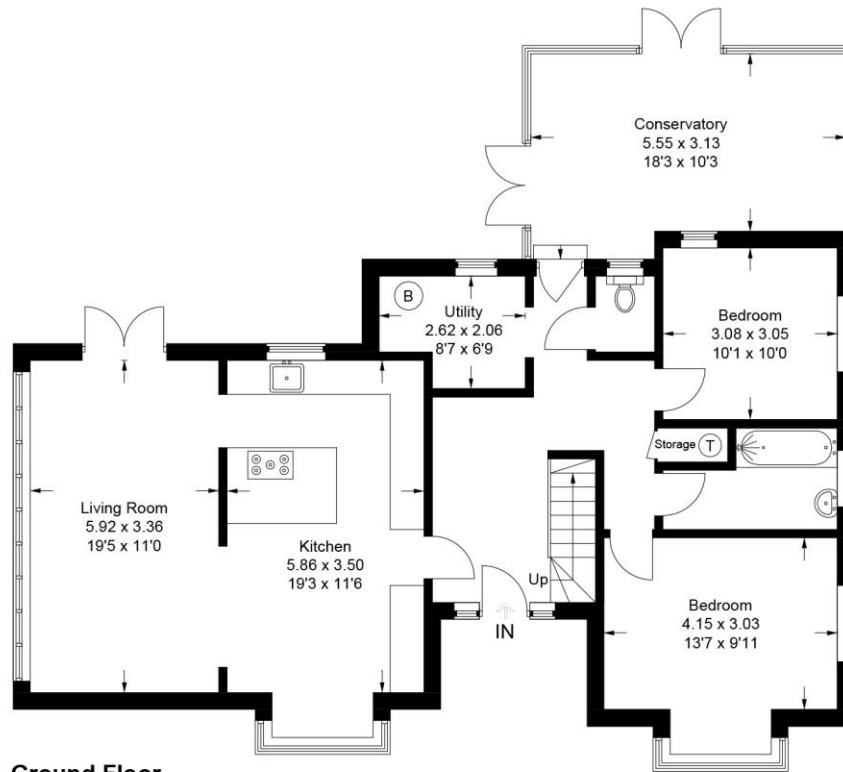
**Directions:** From our offices proceed down Hill Avenue, turning right in front of the station and immediately left onto Station Road. The Rise can be found shortly on the left hand side. **NB:** There is an even more direct pedestrian route to the station from the property.

\* 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.

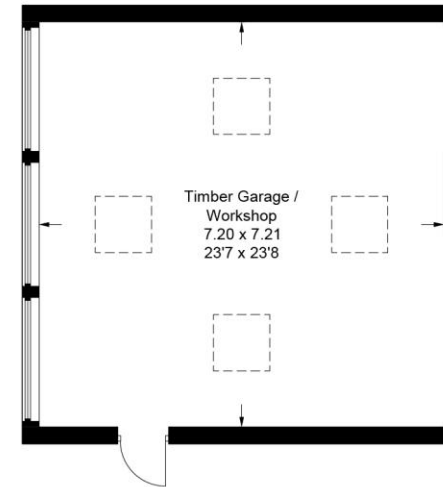
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Approximate Gross Internal Area  
Ground Floor = 118.6 sq m / 1,277 sq ft  
First Floor = 34.7 sq m / 374 sq ft  
Garage = 52.0 sq m / 560 sq ft  
Total = 205.3 sq m / 2,211 sq ft

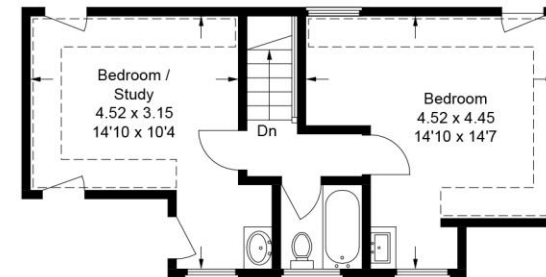


Ground Floor



(Not Shown In Actual Location / Orientation)

[Dashed line] = Reduced headroom below 1.5m / 5'0"



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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