

Fairlawns, 51 Long Park, Chesham Bois,
Amersham, Buckinghamshire, HP6 5LF



ROBSONS
RESIDENTIAL SALES

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A very well presented, four bedroom detached house situated in the highly regarded, private part of this no-through road in the heart of Chesham Bois. Fairlawns has been thoughtfully extended by the current owners to provide spacious and flexible accommodation with an superb open-plan kitchen/living dining area across the rear and a multipurpose 30ft, part vaulted garage/hobbies room. There are four good bedrooms, one with ensuite and mature gardens including a large carriage driveway to the front.

Freehold - EPC rating: C. 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. 1 mile 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 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 (Boys & Girls) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

via

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Directions: From our offices proceed up Hill Avenue and progress across the next three mini-roundabouts. Turn right onto the Amersham/Chesham Road, turn right into North Road and left into Long Park. Proceed along Long Park to the private end, No 51 can be found on your left-hand side.

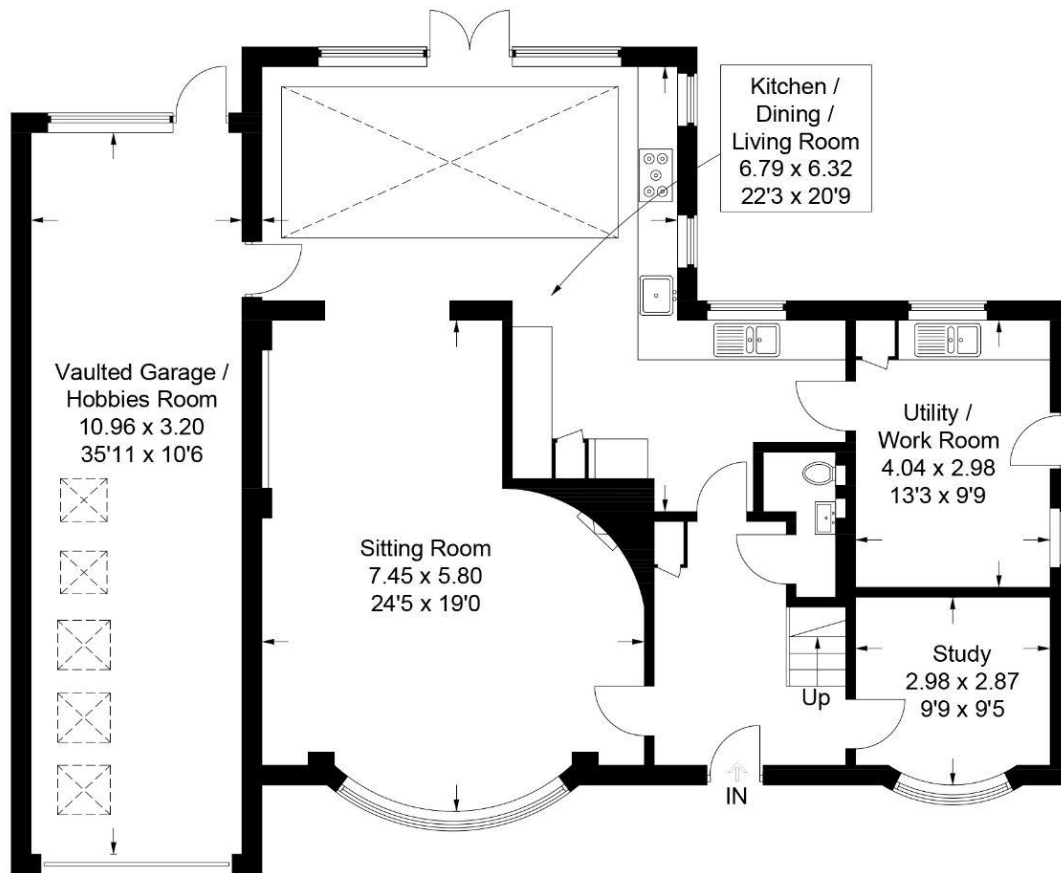
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

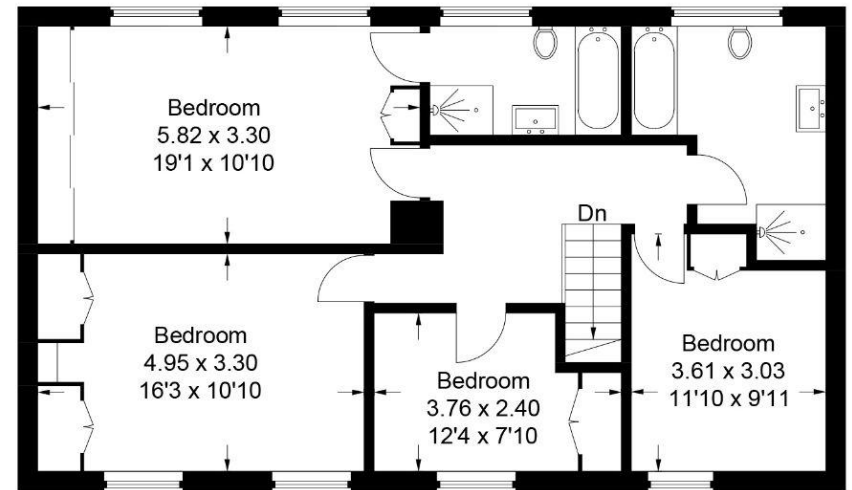
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Approximate Gross Internal Area
Ground Floor = 145.5 sq m / 1,566 sq ft
First Floor = 80.7 sq m / 869 sq ft
Total = 226.2 sq m / 2,435 sq ft
(Including Garage)



Ground Floor



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.

