

52 New Road, Amersham,
Buckinghamshire, HP6 6LH



ROBSONS
RESIDENTIAL SALES

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An extremely well-presented semi-detached house, comprising of 3 double bedrooms to the first floor and an additional ensuite ground floor bedroom, with a superb open plan living/kitchen/dining area across the rear. The property enjoys a delightful, westerly backing rear garden with a multi-purpose studio, generous driveway parking to the front and is situated in this residential location within easy reach of highly coveted schooling and the extensive amenities of Amersham on the Hill.

Freehold. EPC rating: C. Council Tax Band: E

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. one 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).

NB. Please note that a 'personal interest' exists within the meaning of the Estate Agents Act in that one of the sellers is an employee of Robsons (Amersham) LLP.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our Amersham office proceed down Hill Avenue turning left in front of the station onto Chiltern Avenue. At the end of Chiltern Avenue at the mini roundabout, turn right onto Woodside Road. Proceed along Woodside Road and turn left into Green Lane. At the end of Green Lane turn right onto Plantation Road and then left into New Road.

No 52 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.

* 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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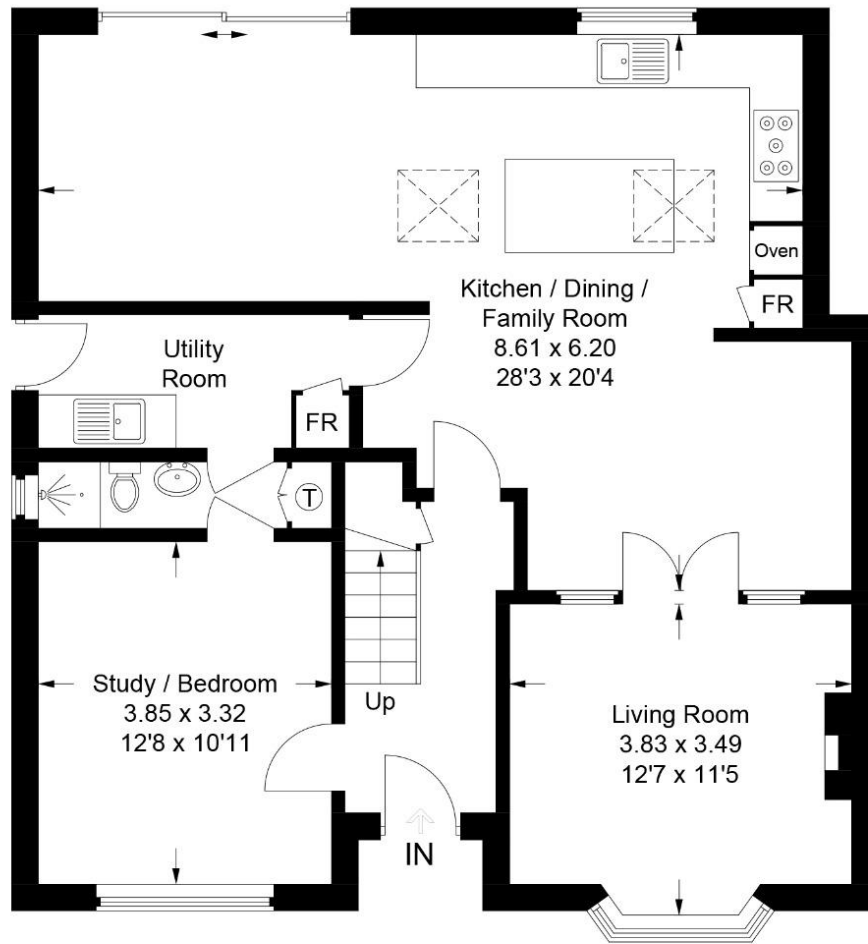
Approximate Gross Internal Area

Ground Floor = 85.1 sq m / 916 sq ft

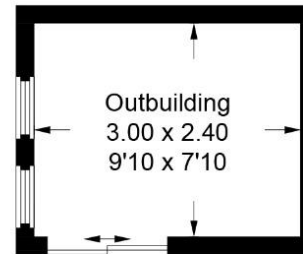
First Floor = 57.8 sq m / 622 sq ft

Outbuilding = 7.2 sq m / 77 sq ft

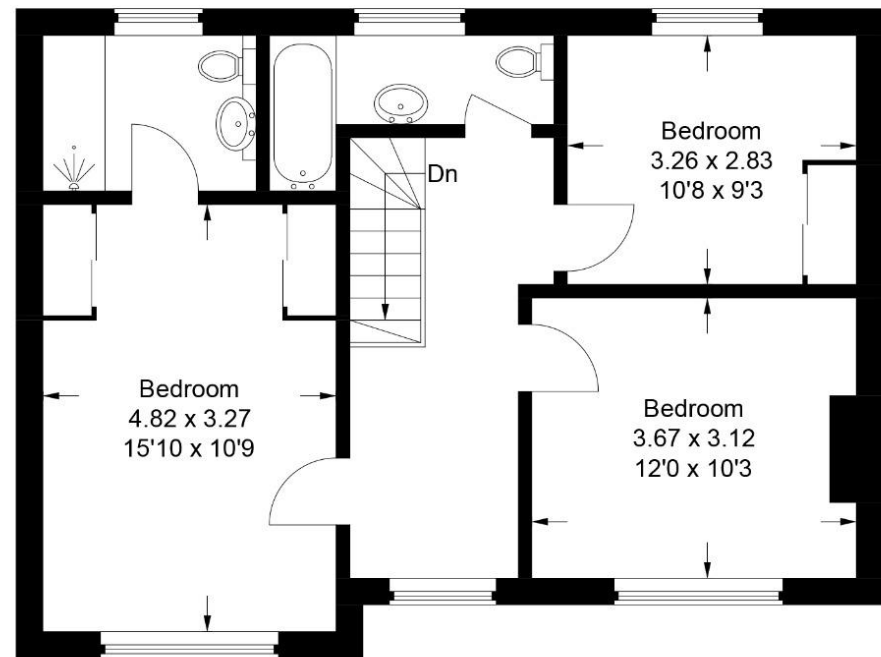
Total = 150.1 sq m / 1,615 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



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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