

63 Hillside Gardens, Amersham,
Buckinghamshire, HP7 9DX



ROBSONS
RESIDENTIAL SALES

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A beautifully presented home positioned towards the end of this popular cul-de-sac, located within a one-mile walk of London Underground Amersham station, a variety of shops, cafés, and Chiltern Lifestyle Centre. Offered to the market in turnkey condition and finished in a stylish contemporary design, the accommodation comprises an entrance hall, cloakroom, sitting room, and a superb open-plan fitted kitchen/breakfast room featuring a high-gloss tiled floor and double doors opening onto the rear garden. Outside, the approximately 47ft rear garden enjoys a raised sun terrace, ideal for outdoor entertaining, along with a garden shed. The first floor offers two double bedrooms, both benefiting from built-in wardrobes, together with a modern shower room. To the side of the property, a block-paved driveway provides ample parking.

No onward chain. Freehold EPC rating: C. 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 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) all within 8 miles.



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. Turn right into King George V Road and follow the road round and up and over the humpback bridge, and then turn left onto Highland Road. At the end of Highland Road proceed straight over onto Acres End, turning left onto Quarrendon Road. Hillside Gardens is the second turning on the left. On entering Hillside Gardens, veer right and 63 will be towards the end of the road on the left.

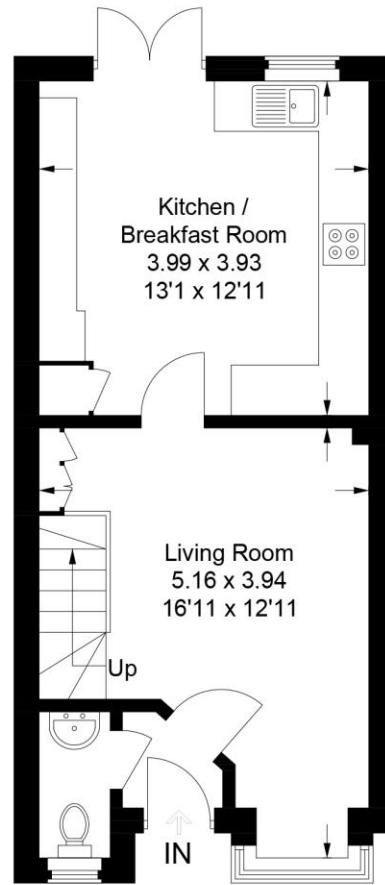
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

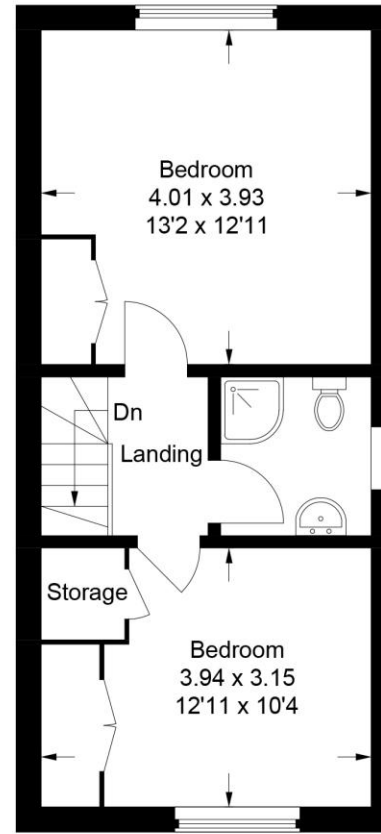
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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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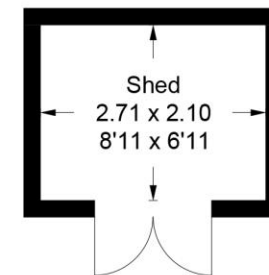
Approximate Gross Internal Area
Ground Floor = 35.9 sq m / 386 sq ft
First Floor = 36.7 sq m / 395 sq ft
Shed = 5.7 sq m / 61 sq ft
Total = 78.3 sq m / 842 sq ft



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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