

**Strathdale, London Road East, Amersham,
Buckinghamshire, HP7 9DP**



ROBSONS
RESIDENTIAL SALES

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An attractive double-fronted 4-double bedroom, 3-bathroom home offering approx. 2,700 sq ft of beautifully presented accommodation. Enjoying far-reaching countryside views and access to an extensive network of scenic footpaths, Strathdale combines a semi-rural setting with excellent convenience and is well positioned within easy reach of

Dr Challoner's Grammar School for Boys and Girls. Amersham's historic Old Town, with a wide range of amenities including a Tesco Superstore, is approximately one mile away, whilst the M40 (Jct. 2) and M25 (Jct. 18) are both around seven miles away, providing excellent road connections. A particular highlight is the superb open-plan kitchen/dining room, featuring a central island and bi-fold doors opening onto a generous entertaining terrace and beautifully landscaped 76 ft rear garden. Further accommodation includes a spacious utility room, an impressive vaulted principal bedroom with a stylish en suite, a versatile garden studio/gym ideal for home working or fitness, an integral garage, and an extensive frontage providing ample driveway parking. 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. 1.55 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 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
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Directions: From our Amersham office proceed down Hill Avenue turning right in front of the station and immediately left onto Station Road. At the bottom of Station Road turn left onto London Road West and at the roundabout continue straight over onto London Road East. Continue for approximately 0.5 mile and take a left hand turn onto Willow Lane and then immediate right. Strathdale 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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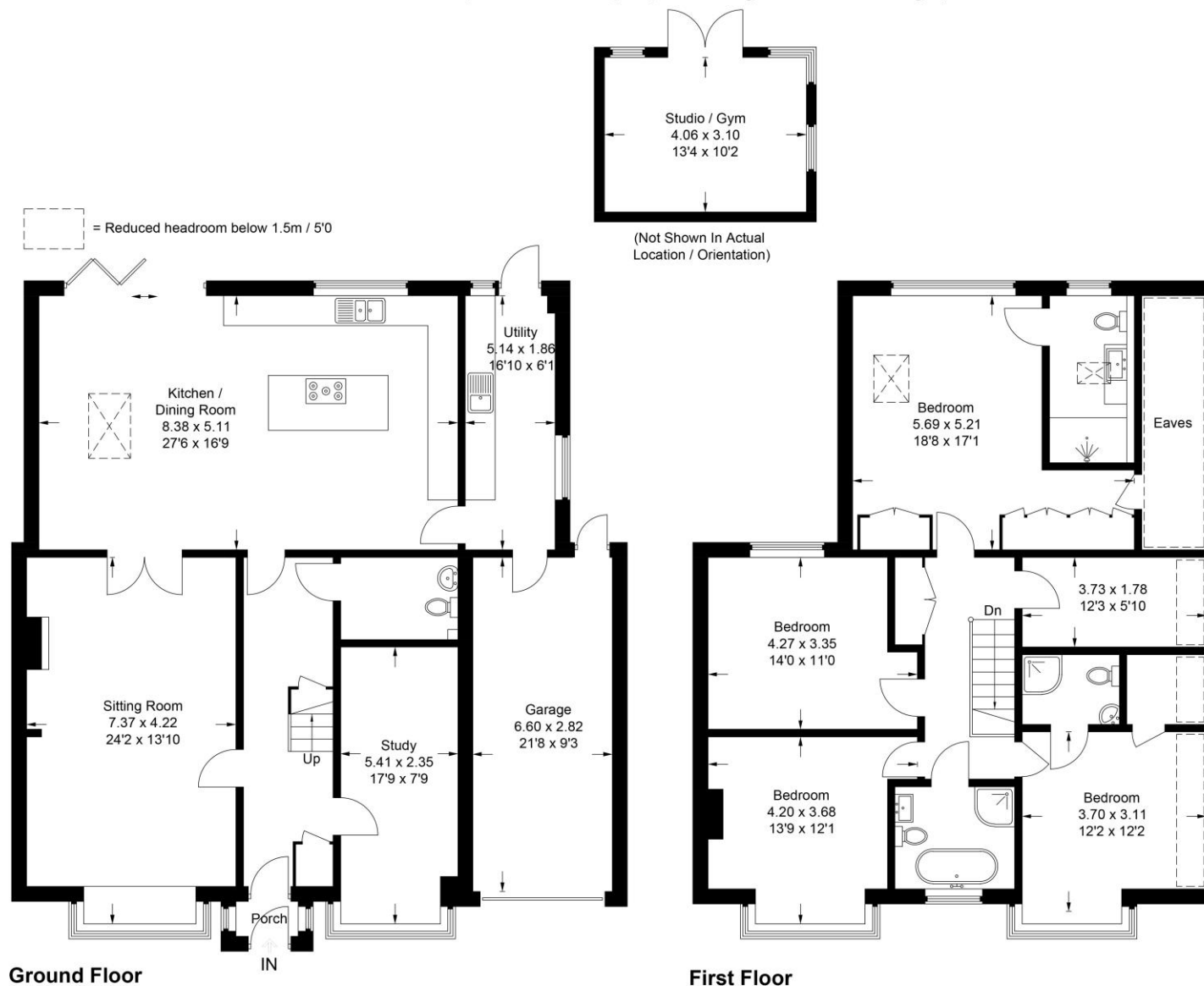
Approximate Gross Internal Area

Ground Floor = 137.4 sq m / 1,478 sq ft

First Floor = 106.7 sq m / 1,148 sq ft

Outbuilding = 12.5 sq m / 134 sq ft

Total = 256.6 sq m / 2,760 sq ft (Including Eaves / Garage)



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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