



16 Leywood Close, Amersham,  
Buckinghamshire, HP7 9EG

**ROBSONS**  
RESIDENTIAL SALES

# 16 Leywood Close, Amersham, Buckinghamshire, HP7 9EG

**A three bedroom semi-detached property (no previous extensions) situated in a small cul-de-sac. Approximately one mile walk from both the train station and the highly regarded Challoners Grammar School for boys, with the girls school located in nearby Little Chalfont. Now would benefit from updating and modernisation. Excellent scope and space at the side and rear to extend (STPP), to create a home tailored to your own style. Good sized reception room leading to the dining room at rear, with french door onto a generous rear garden approximately 80ft in length. Driveway, car port and single garage, to provide ample parking for multiple vehicles.**

**Freehold. EPC rating: F. 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. 0.9 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 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

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**Directions: From our Amersham office proceed down Hill Avenue and turn left at the mini roundabout. Follow the road and take the first right turning onto King George V Road. Follow the road and at the junction with Orchard Lane turn hard right onto Hyrons Lane and over the humpback bridge. Turn left at the mini roundabout onto Highland Road and at the crossroad continue over onto Acres End. Take the first left turning onto Quarrendon Road and Leywood Close is the second turning on the right.**

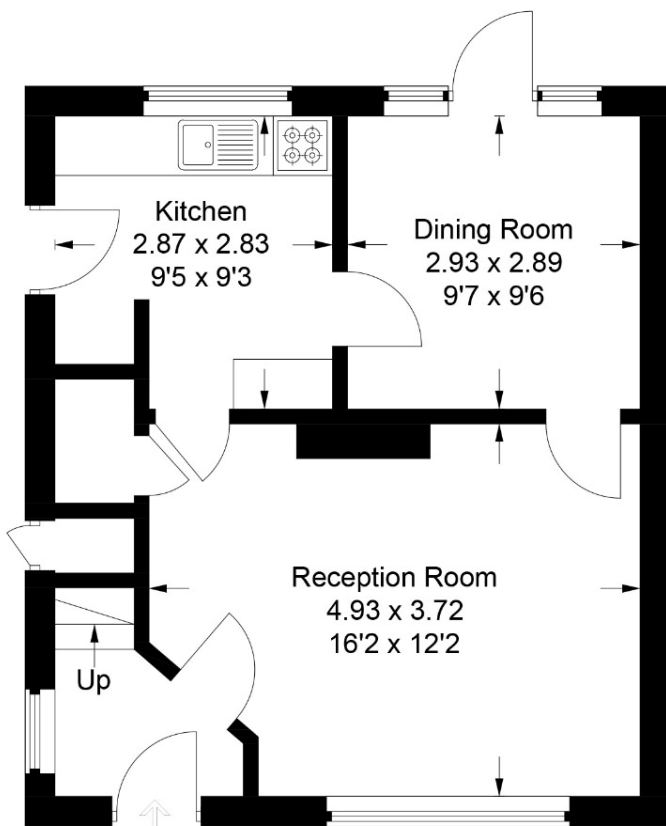
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

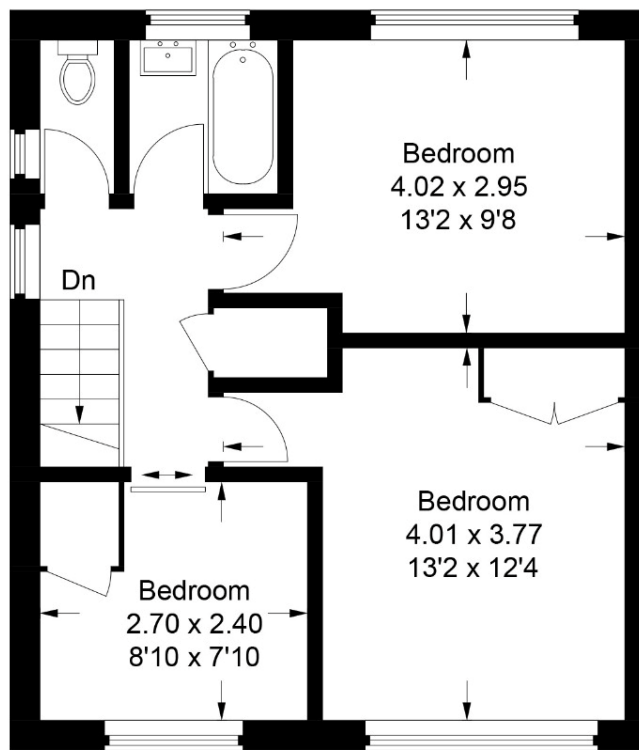
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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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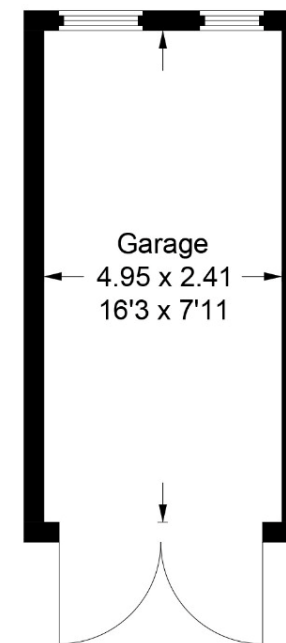
Approximate Gross Internal Area  
Ground Floor = 40.0 sq m / 430 sq ft  
First Floor = 40.4 sq m / 435 sq ft  
Garage = 11.9 sq m / 128 sq ft  
Total = 92.3 sq m / 993 sq ft  
(Excluding External Cupboard)



**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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