



**34 Orchard End Avenue, Amersham,
Buckinghamshire, HP7 9JP**

ROBSONS
RESIDENTIAL SALES

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Equidistant walking distance to Amersham and Chalfont & Latimer stations and Challoners' boys and girls grammar schools - a spacious and well presented four bedroom detached single storey residence, standing on an excellent levelled plot of approximately a third of an acre, backing onto open fields and situated within this private no-through road location. The property has been thoughtfully designed by the current owners with a superb contemporary feel including a 9m wide open plan living area. There is scope for a full-width loft conversion to create a 2 storey dwelling overlooking open fields, subject to the usual permissions being obtained. Load bearing steels, loft floor structure and boarding installed during ground floor renovations. Architectural loft sketches on request. EPR: D

• Entrance Hall • 31' x 26' Living Room/Kitchen • Four Bedrooms (one with ensuite shower room) • Family Bathroom • Double Garage • Carriage Driveway • Gardens

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the property benefits from being equal distance to both Amersham and Chalfont & Latimer Stations - the Metropolitan and Chiltern lines offering prompt service to Central London) 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 & Spencers and Boots, as well as a variety of eateries and coffee shops. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton House (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only
via
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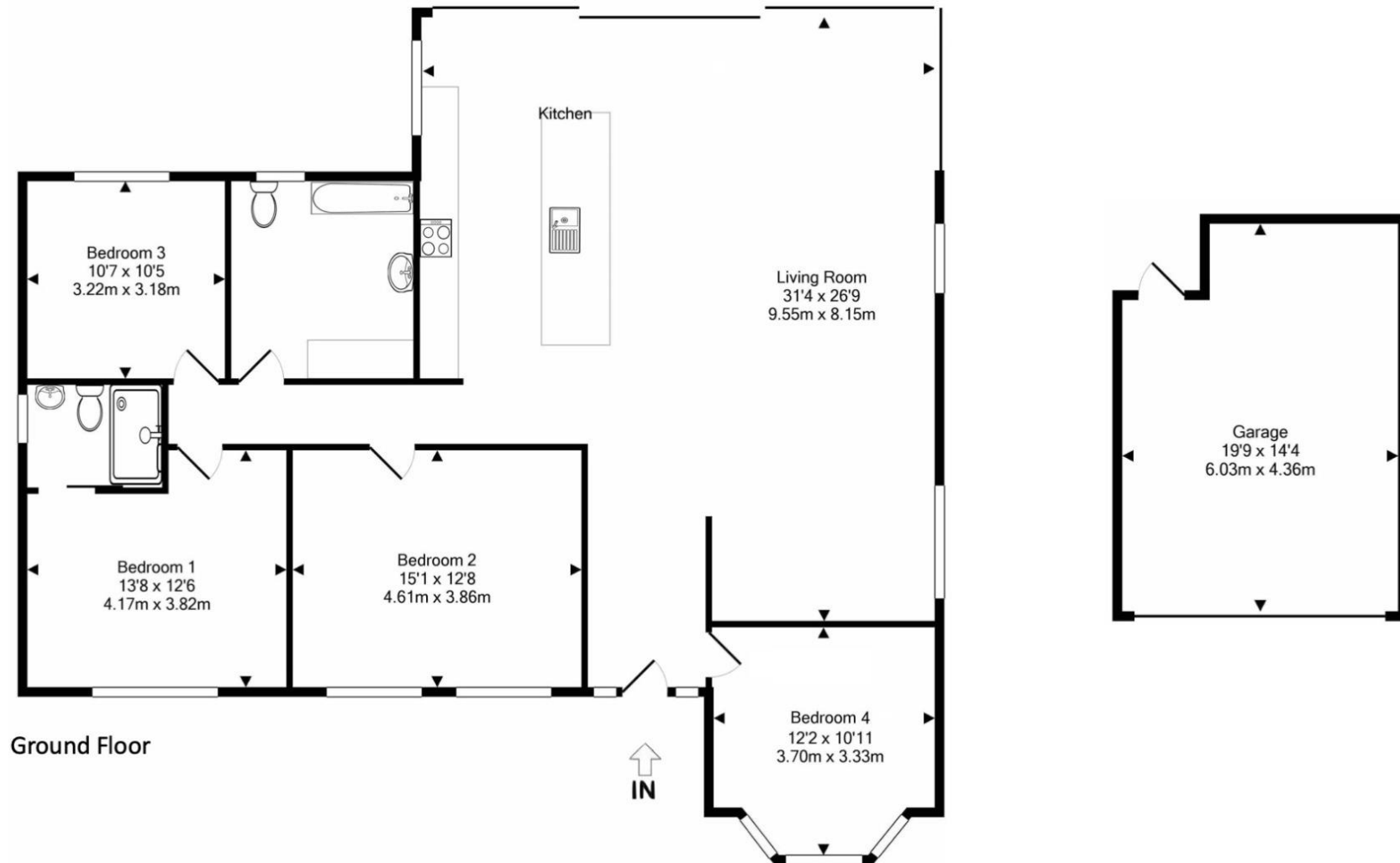
Directions: From our Offices proceed down Hill Avenue, turning left in front of the Station onto Chiltern Avenue. At the mini roundabout at the end of Chiltern Avenue turn right onto Woodside Road and proceed to its end, under the wrought iron bridge and turn left onto White Lion Road. Turn Right into Pineapple Road and at the end of Pineapple Road turn right into Orchard End Avenue and No. 34 is found on the 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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Approx. Gross Area
144 sq m – 1552 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

