

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



**ROBSONS**  
RESIDENTIAL SALES

# 38 Orchard End Avenue, Amersham, Buckinghamshire, HP7 9JP

**A superb opportunity to purchase a spacious 3 bedroom detached bungalow situated in the private section of this no through road. The property enjoys a large level garden measuring just over 100ft and offers enormous potential for modernisation and extension, subject to the usual consents and is offered to the market with no upper chain. Freehold. EPR: E**

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines from Amersham and Chalfont & Latimer stations offer prompt service to Central London and are both located ca 1.25 miles 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 & Spencers and Boots, as well as a variety of eateries and coffee shops.



Viewing by appointment only

via

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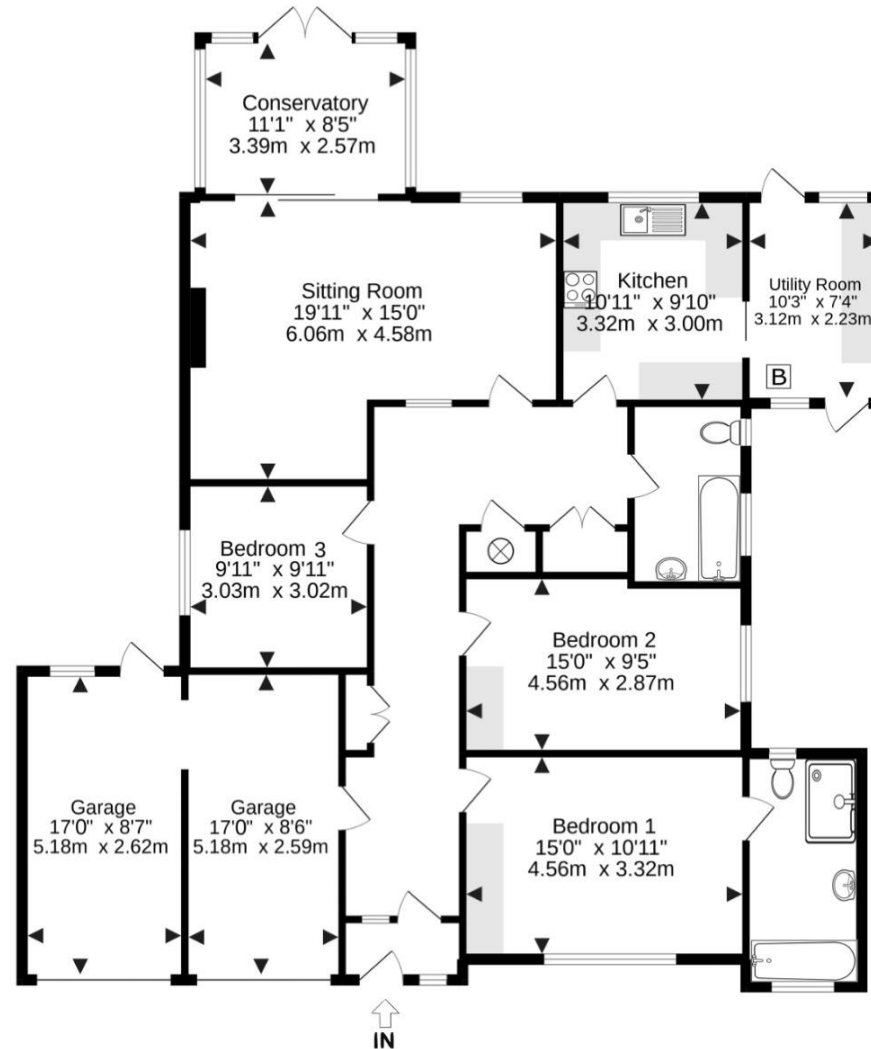
Directions: From our Amersham office turn left towards the station and left again into Chiltern Avenue. Continue along to the roundabout and turn right into Woodside Road. Follow the road and continue under the railway bridge and turn left into White Lion Road. Turn right into Pineapple Road which leads to Orchard End Avenue. Turn right into Orchard End Avenue, past Stony Dean School and no. 38 is the penultimate property 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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Approx. Gross Area  
148 sq m – 1594 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.

