

42 Longfield Drive, Amersham,
Buckinghamshire, HP6 5HE



ROBSONS
RESIDENTIAL SALES

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A beautifully presented six bedroom detached family home offering over 3,000 sq ft of extensively refurbished and significantly extended accommodation, completed by the current owners in 2019 to an exceptional standard. Situated on a highly sought-after tree-lined avenue, this superb property enjoys an outstanding location for family living. It is just a 0.2-mile walk from Dr Challoner's Grammar School (with the girls' school located in nearby Little Chalfont), a 0.4-mile walk to the town centre, High Street and station, and only 0.1 miles from Hervines Park, offering beautiful woodland walks and a public footpath through to Old Amersham. The impressive accommodation has been thoughtfully designed for modern family life and includes a stunning 24' x 23' dual-aspect sitting room featuring atrium skylights, a log-burning stove, and twin aluminium sliding doors opening onto the sun terrace and generous south-facing rear garden extending approximately 140ft. The contemporary kitchen/breakfast room is complemented by an adjoining utility room, while additional ground floor accommodation includes a versatile family room/study, cloakroom, and integral garage. To the first floor are four spacious double bedrooms and four bathrooms, three of which are en-suite. The second floor provides two further bedrooms and an additional bathroom, creating ideal space for guests, older children or flexible family arrangements. Positioned towards the end of the garden is a substantial timber cabin offering excellent versatility as a home office, gym, studio or hobbies room. To the front, a generous driveway provides ample parking.

Freehold. EPC rating: B. Council Tax Band: G.

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. 0.4 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 & 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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email: property@robsonsbucks.com



Directions: From our Amersham office proceed to the top of Hill Avenue and at the roundabout turn left onto Chesham Road. At the next roundabout by Dr Challoners School continue straight over onto Rectory Hill. Take first right onto Longfield Drive and the property will be found on your 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.

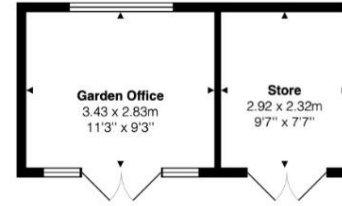
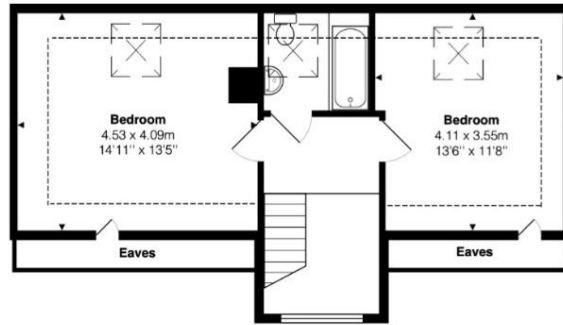
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Approx. Gross Area
305 sq m – 3278 sq ft (Incl Outbuilding)

Second Floor

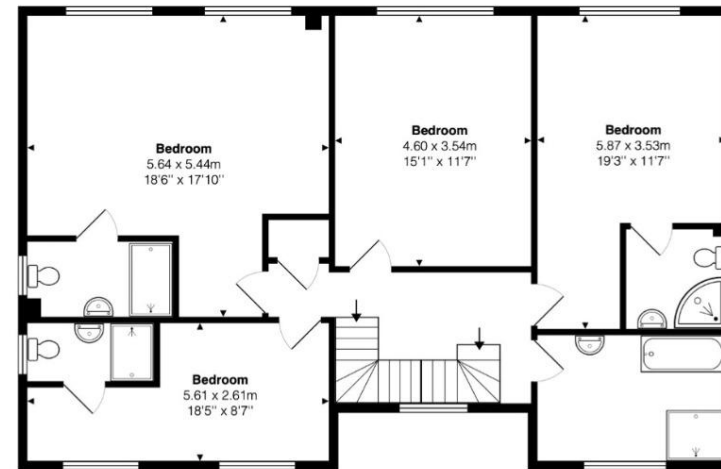
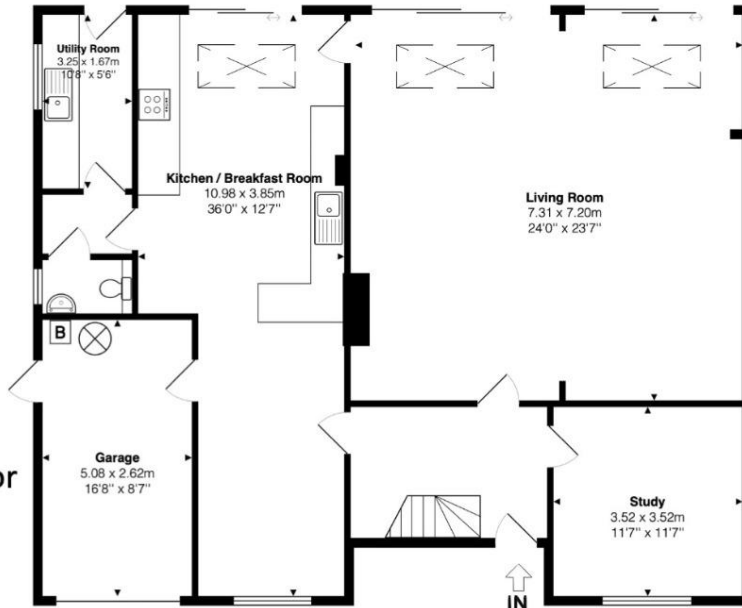
Approx. Floor Area 489 Sq.Ft. (17 Sq.M)



Approx. Floor Area 180 Sq.Ft. (17 Sq.M)

Ground Floor

Approx. Floor Area 1481 Sq.Ft. (138 Sq.M)



First Floor

Approx. Floor Area 1128 Sq.Ft. (105 Sq.M)

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.

