

44 Station Road, Amersham, Buckinghamshire, HP7 0BD



**ROBSONS**  
RESIDENTIAL SALES

# 44 Station Road, Amersham, Buckinghamshire, HP7 0BD

A charming, detached property positioned midway (approx. 0.55 miles) from the amenities, station, and Grammar School of Amersham-on-the-Hill, and the historic Old Town, with its cafes, bars, restaurants, and speciality shops. An attractive timber & stained-glass front door opens into a welcoming hall with herringbone wood-block floor and adjoining cloakroom. From the hallway, doors lead to a cosy sitting room with walk-in bay window & log-burning stove and a bright, open-plan kitchen/dining/family room, with double doors onto a sun-terrace framed by sleeper-retained borders, perfect for entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the front garden is lawned and accompanied by a driveway and single garage. To the rear, an 85ft westerly-facing, split-level garden includes a bark-chipped area for children's play and detached outbuilding (ideal as a home office, gym, games room etc.)

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. 0.55 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

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Directions: From our Amersham office turn left to the station and right at the mini roundabout. At the next roundabout, turn left under the railway bridge onto Station Road. Follow the road for approx. 0.5 mile and #44 will be on your right, shortly before Ruckles Way.

\* 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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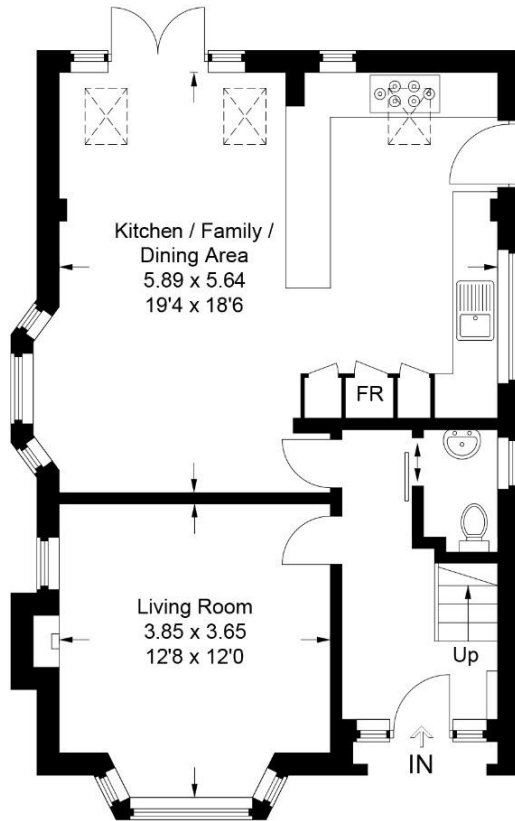
Approximate Gross Internal Area

Ground Floor = 55.4 sq m / 596 sq ft

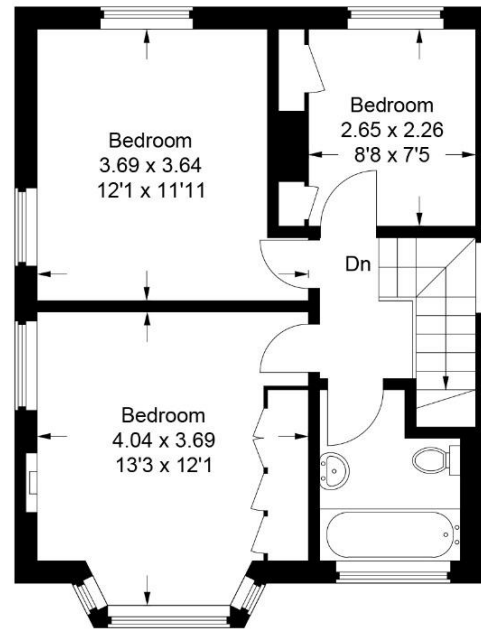
First Floor = 43.1 sq m / 464 sq ft

Garage / Outbuilding = 25 sq m / 269 sq ft

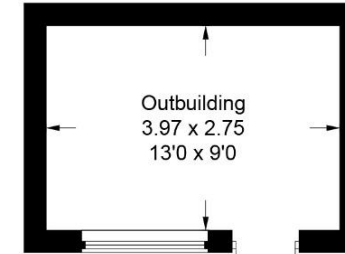
Total = 123.5 sq m / 1,329 sq ft



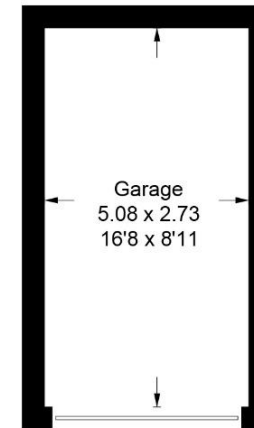
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(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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