

**7 Kennards Court, Amersham,
Buckinghamshire, HP6 6FE**



ROBSONS
RESIDENTIAL SALES

7 Kennards Court, Amersham, Buckinghamshire, HP6 6FE

Kennards Court is an attractive private cul-de-sac of just a small number of homes, ideally situated within a short, level walk of the town centre amenities and the train station. This property offers spacious accommodation comprising an entrance hall, cloakroom, and a contemporary fitted kitchen equipped with appliances. The generous sitting/dining room has French doors opening directly onto the private rear garden, creating an ideal space for both everyday living and entertaining. Upstairs, there are three bedrooms, including a principal bedroom with a modern en-suite shower room, together with a stylish family bathroom. Externally, the property has a lawned front garden, block-paved driveway, and single garage. To the rear, the enclosed garden is mainly laid to lawn with a patio area. This is an excellent opportunity to acquire a conveniently located home for families and downsizers alike. No onward chain. Monthly service charge - £60. 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. 0.7 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).



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our Amersham office proceed down Hill Avenue turning left in front of the station onto Chiltern Avenue. At the end of Chiltern Avenue turn right onto Woodside Road and after approx. 0.35 mile, Kennards Court will be on your left.

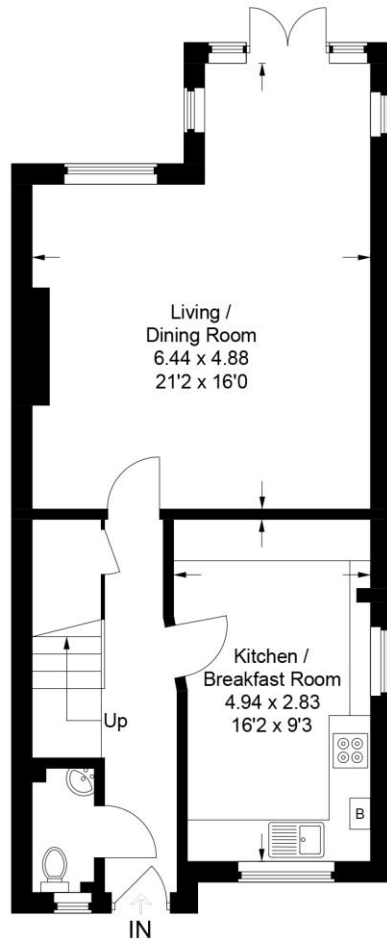
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

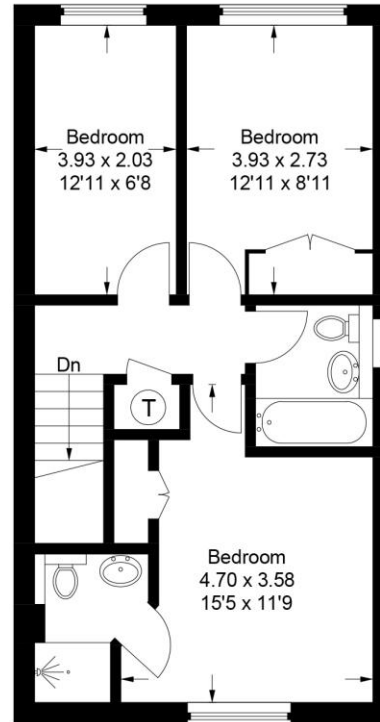
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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

7 Kennards Court, Amersham, HP6 6FE

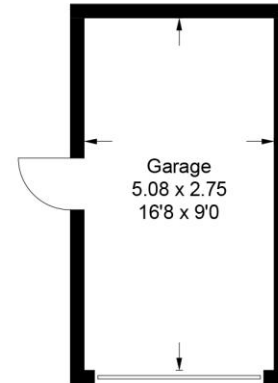
Approximate Gross Internal Area
Ground Floor = 53.5 sq m / 576 sq ft
First Floor = 48.0 sq m / 517 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 115.5 sq m / 1,244 sq ft



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.

© CJ Property Marketing Ltd Produced for Robsons - Bucks

