



30 Walnut Way, Hyde Heath, Amersham,
Buckinghamshire, HP6 5SB

ROBSONS
RESIDENTIAL SALES

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A beautifully presented detached house which has been extended and remodelled to create an excellent family home with 5 well proportioned bedrooms, including 2 ensembles, and a superb open-plan kitchen/dining/family area opening out onto the well-stocked, landscaped rear garden. The property is particularly well situated in this private corner position on Walnut Way and is located within the highly sought-after village of Hyde Heath - providing a wonderful blend of semi-rural living but also providing easy access to the more extensive amenities of Amersham, Chesham and Great Missenden. Freehold - EPR: C. Council Tax Band: G

Hyde Heath is a delightful village in the Chilterns with a village store, pub and school as well as the Common. More extensive amenities are available at Amersham and include a rail service to London (Baker Street and Marylebone), a wide range of shops and both private and local authority schools, including the renowned Dr Challoners Grammar School as well as many recreational pursuits. Amersham station is two and a half miles from the property.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our Amersham Office drive up Hill Avenue and at the roundabout go straight across onto Chesham Road. Follow the road and across the next roundabout (signposted Chesham). At the next roundabout, turn left into Copperkins Lane (signposted to Hyde Heath). Follow the road until the T-junction and turn left. Continue along this road for approximately half a mile and take the second turning on the left into Keepers Lane. Walnut Way is the first turning on the right and the property can be found on the right-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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Approximate Gross Internal Area

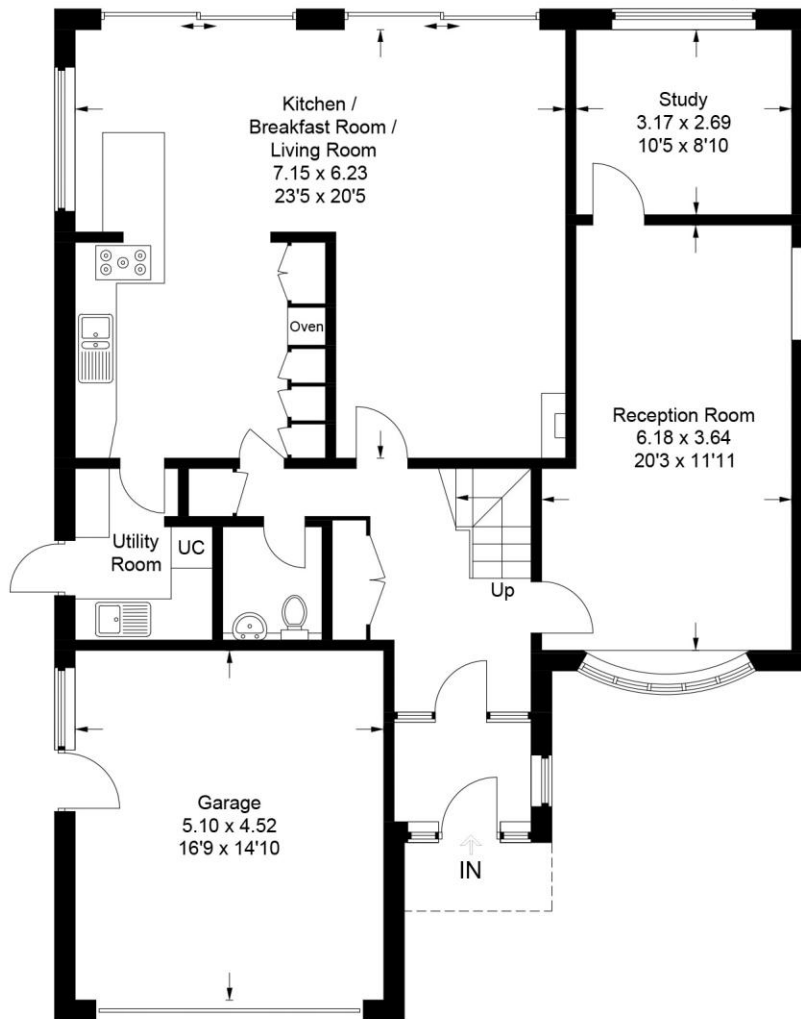
Ground Floor = 100.0 sq m / 1,076 sq ft

First Floor = 107.1 sq m / 1,153 sq ft

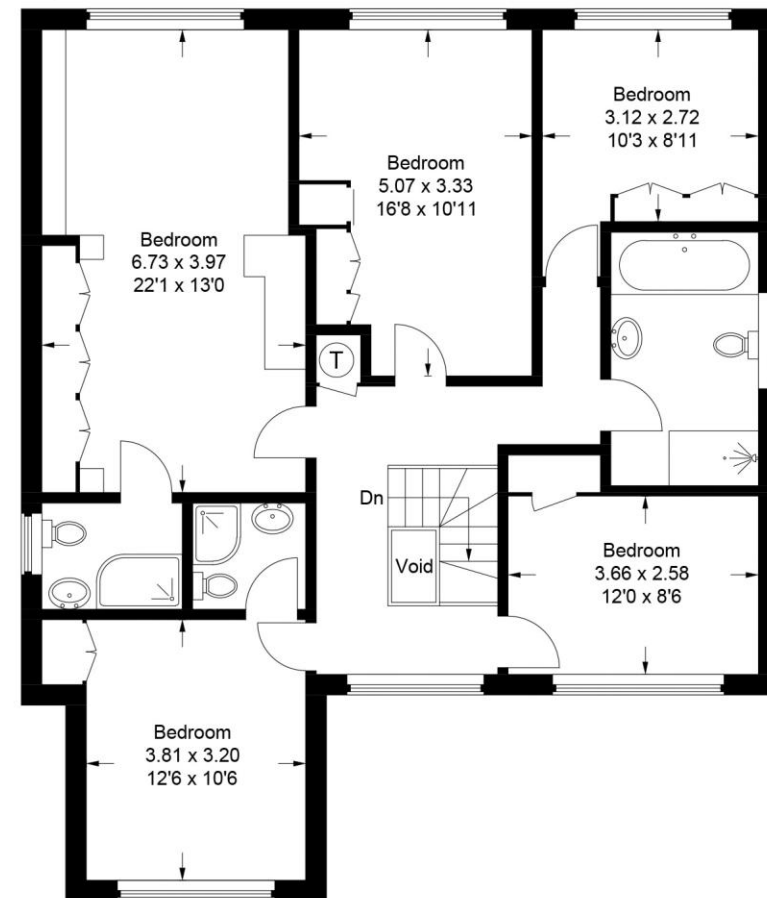
Garage = 23.1 sq m / 249 sq ft

Total = 230.2 sq m / 2,478 sq ft

(Excluding Void)



Ground Floor



First Floor

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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