

**Chestnuts, 55 Milton Lawns, Chesham Bois,
Amersham, Buckinghamshire, HP6 6BL**



ROBSONS
RESIDENTIAL SALES

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A four bedroom (link) detached house situated at the end of this highly regarded cul-de-sac located in the heart of Chesham Bois and only a stones' throw from highly coveted schooling. The property has been adapted by the current owners to create an excellent open-plan kitchen/dining room and has the benefit of a garage with parking in front along with an enclosed garden to the rear. Freehold - EPC rating: D. 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 just over a mile 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, Heatherston (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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Directions: From our offices proceed up Hill Avenue and turn right at the mini roundabout onto Sycamore Road. Proceed past the shops and over the subsequent two mini roundabouts towards Chesham Bois. Turn right into Woodside Avenue after the village shops and right again into Milton Lawns. Chestnuts (number 55) can be found at the rear of the close by taking the right turning within Milton Lawns.

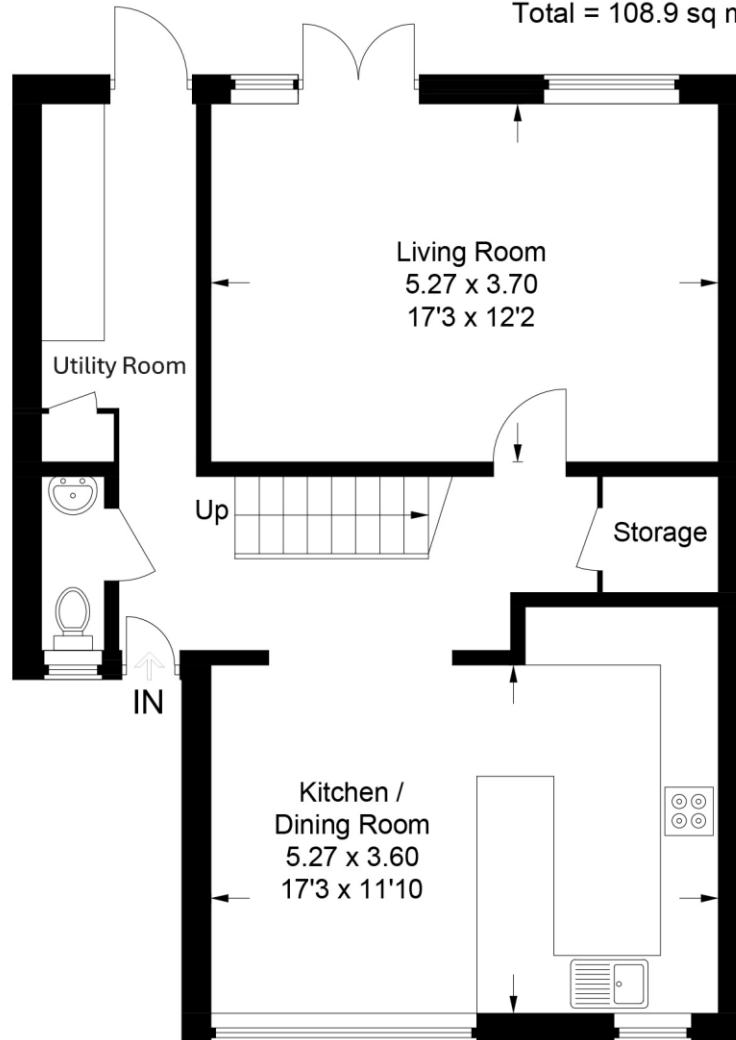
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

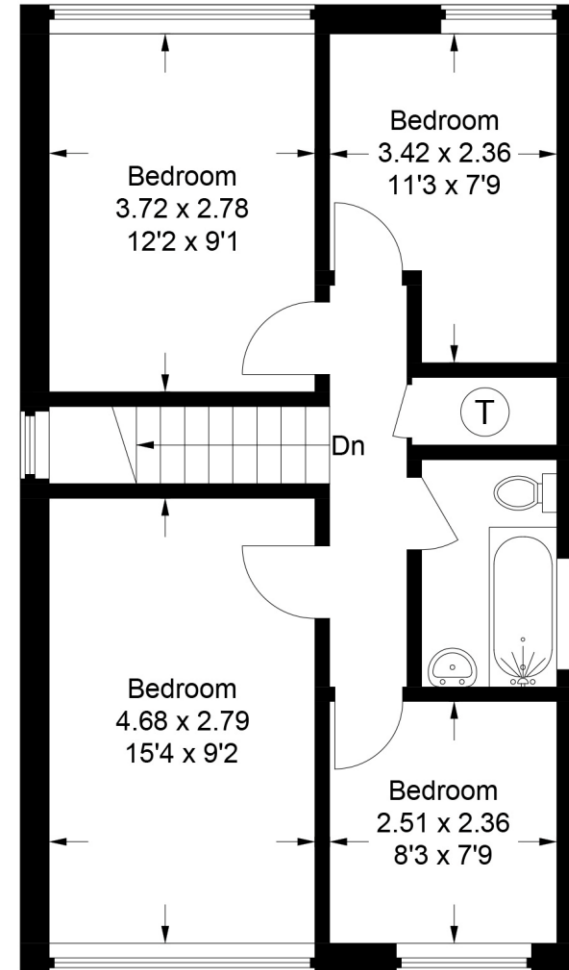
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Approximate Gross Internal Area
Ground Floor = 59.6 sq m / 641 sq ft
First Floor = 49.3 sq m / 531 sq ft
Total = 108.9 sq m / 1,172 sq ft



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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