



**19 West Acres, Amersham,
Buckinghamshire, HP7 9BY**

ROBSONS
RESIDENTIAL SALES

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Situated in a cul-de-sac location this 3-bedroom mid terrace property has been extended on the ground floor level and offers a wonderful 17 x 17ft kitchen/family/dining area, separate sitting /tv room and cloakroom. On the first floor there are three bedrooms and a modern family bathroom. Access to the rear garden is via bifold doors directly from the kitchen. There is a wooden decked area which lies adjacent to the property and steps lead onto a well-stocked garden with lawned area.

Freehold. EPC rating: C. Council Tax Band: D

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. 1.1 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 & Girls) 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

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Directions: From Amersham station proceed along Station Approach in the direction of Amersham Old Town. At the mini roundabout turn left under the railway bridge and down the hill, taking the fifth turning on the left into First Avenue. Follow the road to the end and you will arrive in West Acres.

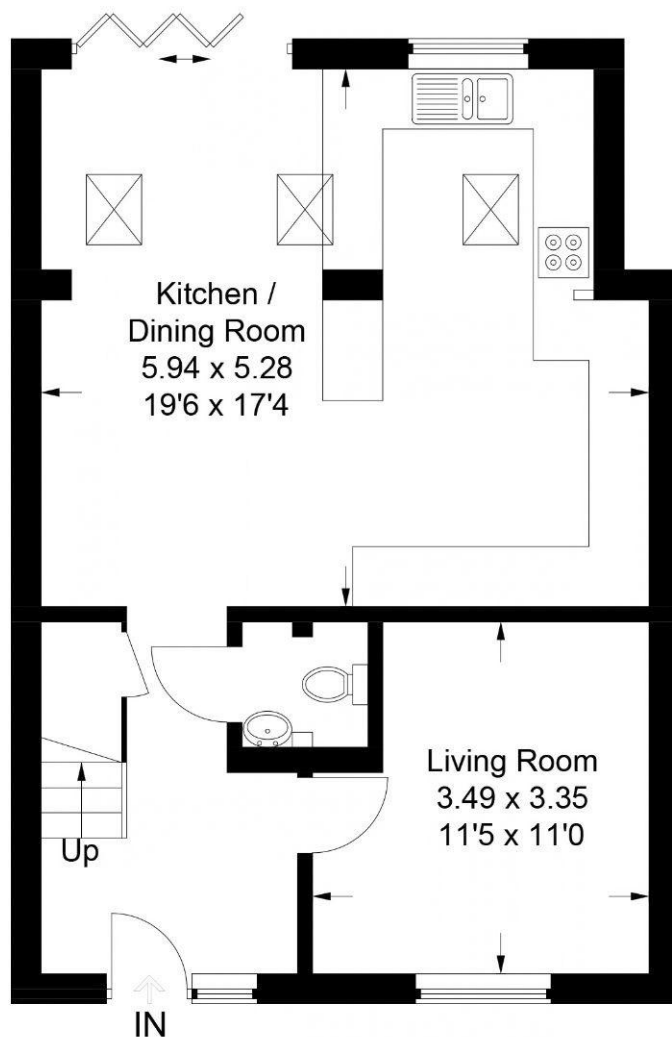
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

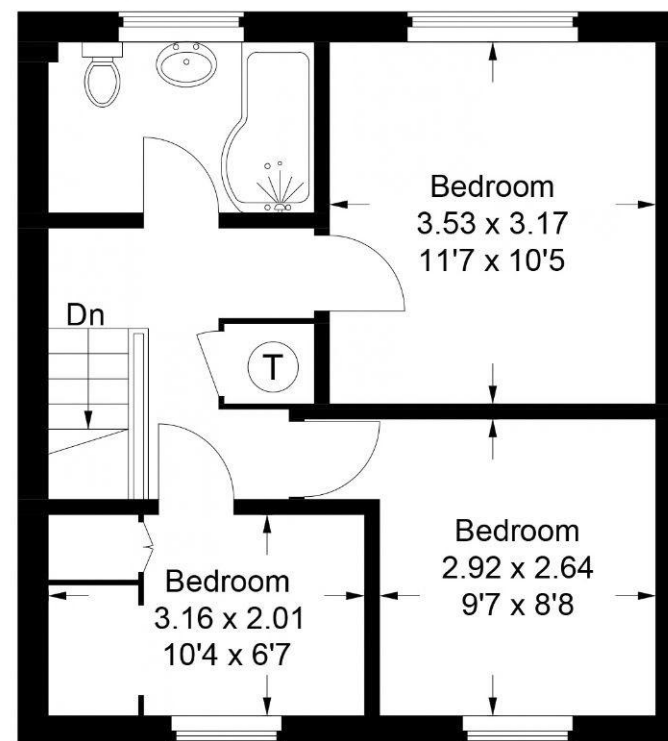
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Approximate Gross Internal Area
Ground Floor = 53.6 sq m / 577 sq ft
First Floor = 40.5 sq m / 436 sq ft
Total = 94.1 sq m / 1,013 sq ft



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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