



ROBSONS
RESIDENTIAL SALES

**Hawthorn House, Brays Lane, Hyde Heath,
Amersham, Buckinghamshire, HP6 5RT**

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Hawthorn House is a beautifully modernised & recently refurbished 2-double bedroom semi-detached property, approached from Brays Lane across a large, sleeperedged gravel driveway, providing generous amounts of parking. Internal features of note include a large, open-plan kitchen/dining room with the benefit of an adjoining larder cupboard, cloakroom, and spacious utility room; separate sitting room; 2 very good double bedrooms; and a contemporary shower room.

Rear garden measures approx. 40' x 30'. Viewing highly recommended.

Freehold - EPR:C - Council Tax Band: D

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. Hyde Heath has the train stations of Amersham, Chesham & Great Missenden, all within 2.95 miles.



Viewing by appointment only

via

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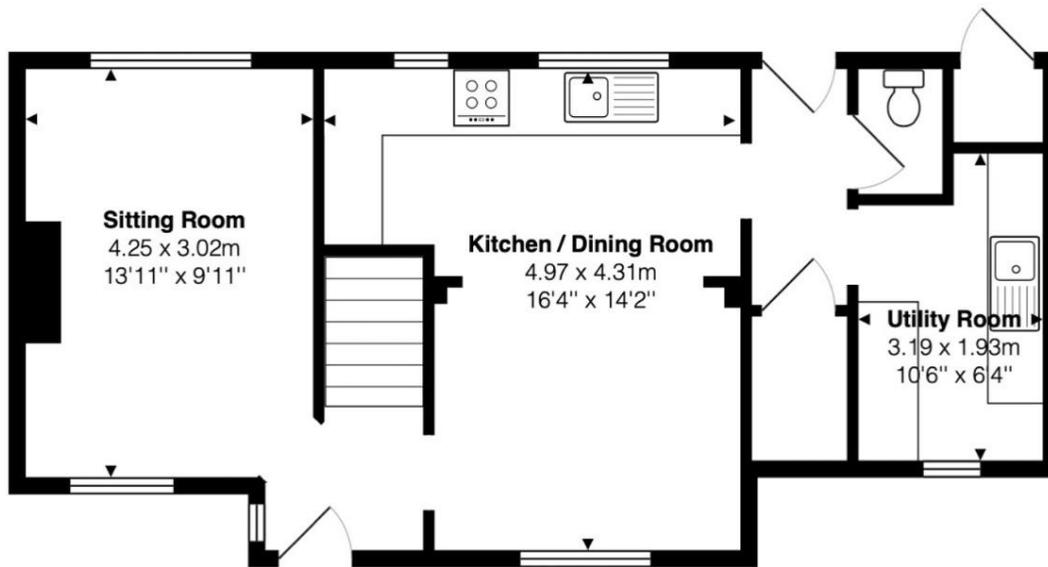
Directions: From our Amersham office turn right up Hill Avenue and at the roundabout go straight across onto Chesham Road. Follow the road and across the next roundabout signposted Chesham. At the next roundabout turn left onto Copperkins Lane, signposted to Hyde Heath. Follow the road until the T-junction and turn left. Continue along this road for approx. 1 mile and take the third turning on the left onto Brays Lane. The property can be found on your left-hand side at the junction with Brays Lane.

* 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

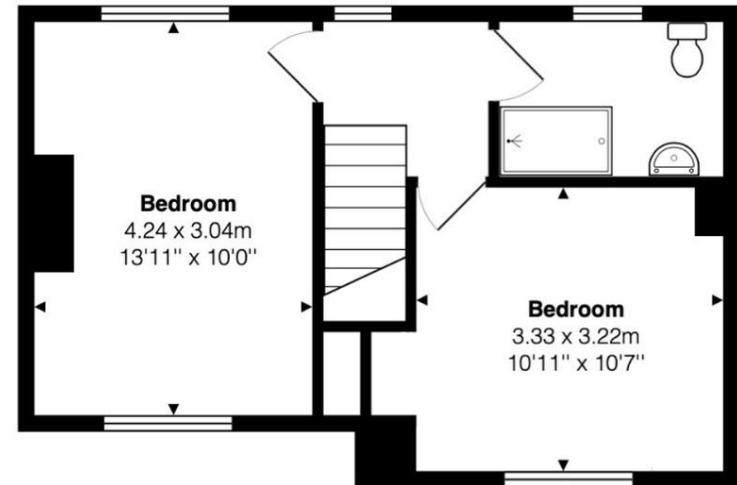
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Approx. Gross Area
83 sq m – 888 sq ft



Ground Floor

Approx. Floor
Area 521 Sq.Ft.
(48 Sq.M)



First Floor

Approx. Floor
Area 367 Sq.Ft.
(34 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

