



**1 New Cottages, Village Road,
Coleshill, Buckinghamshire, HP7 0LR**

ROBSONS
RESIDENTIAL SALES

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A pretty 3 bed semi-detached cottage situated in the highly regarded and sought after village of Coleshill and yet enjoying easy access to the more extensive amenities of Amersham and Beaconsfield. The property offers three bedrooms, two reception rooms and a kitchen/breakfast room opening out onto a rear garden measuring approx.. 50ft, along with its own private off-street parking. Freehold - EPR: D - Council Tax Band: E

Coleshill is a delightful and vibrant village situated conveniently for access to both Beaconsfield and Amersham and contains many character properties, church, village school, pub and pond. Amersham Old Town is just over 2 miles away and is renowned for its period properties, restaurants, boutiques and Tesco Superstore. Amersham on the Hill and Beaconsfield offer a wide range of shops and recreational facilities together with rail services to London (Baker Street and Marylebone via the Met line or Main line) and access to motorway network via the M40 at Beaconsfield.



Viewing by appointment only

via

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Directions: From Old Amersham at the Tesco roundabout go up Gore Hill, over the Amersham By-Pass on the A404. Just over the brow of the hill turn right past the water tower and into Tower Road. Follow the road round until Tower Road becomes Village Road. Proceed into the village of Coleshill, go past the school on the left-hand side, continue down the road and the property will be found on the left just after the village pond.

* 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
102 sq m – 1092 sq ft



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.

