

**38 Windmill Wood, Amersham,
Buckinghamshire, HP6 5QZ**



ROBSONS
RESIDENTIAL SALES

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A very well presented four-bedroom detached house offering bright & spacious family accommodation, featuring a generous living room opening to the dining room, modern kitchen & utility, main bedroom with large En-suite and garage with off street parking. Situated in this highly regarded cul-de-sac location, bordering woodland and local country walks yet less than a mile walk to the Metropolitan Line station and town centre.

Freehold - EPR: C - Council Tax Band: G

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 service to Central London are located only approx. 1.5 miles (0.9 miles walking) 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 new Lifestyle Centre (brand new 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) and Amersham School. Independent schooling is also well catered locally with The Beacon School (Boys) for Nursery – Year 8 and Heatherton (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 from Amersham



Viewing by appointment only

via

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Directions: From our Amersham office proceed up Hill Avenue and straight over the two mini roundabouts into the Chesham Road. Carry on over the next mini roundabout and turn left at the next roundabout into Copperkins Lane. Proceed down Copperkins Lane and take the second turning on the left into Weedon Lane. Continue to the end of Weedon Lane, taking second turning on the right and no 38 is on the left.

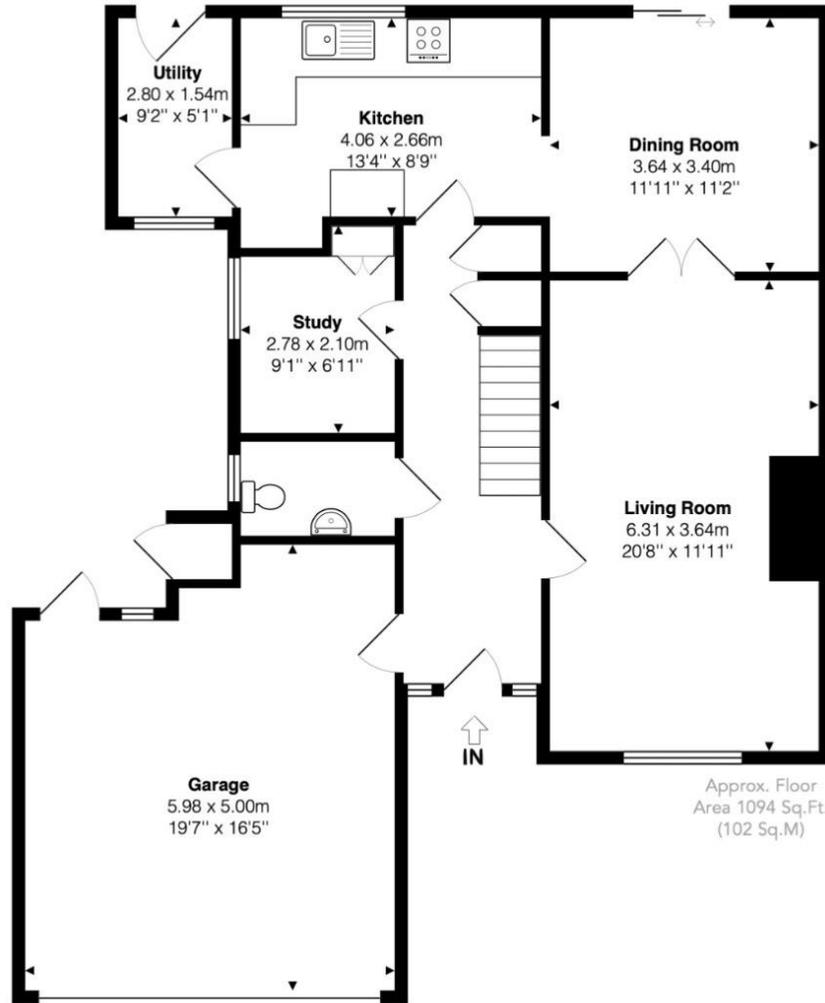
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

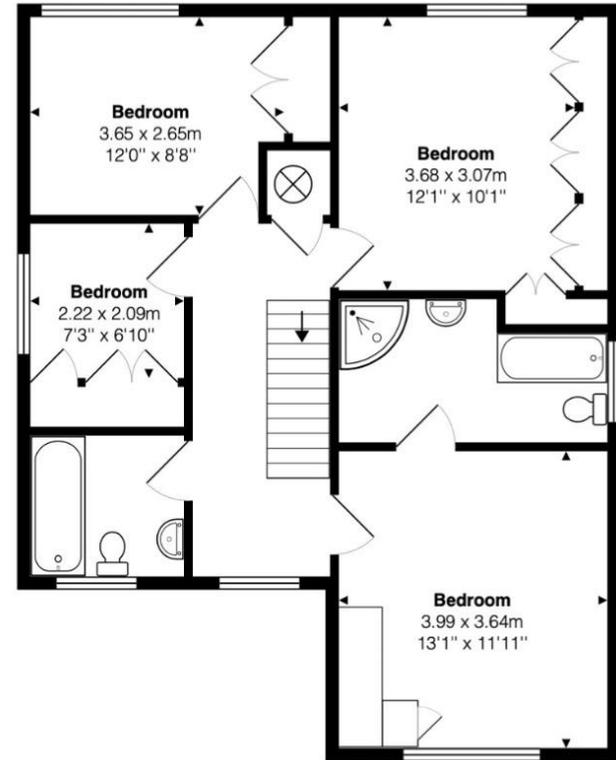
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Approx. Gross Area
169 sq m – 1817 sq ft



Ground Floor

Approx. Floor Area 1094 Sq.Ft. (102 Sq.M)



Approx. Floor Area 723 Sq.Ft. (67 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.

