



ROBSONS
RESIDENTIAL SALES

**Lorien, Chiltern Road,
Amersham, Buckinghamshire, HP6 5PH**

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A substantial 5-bedroom, 3-bathroom detached family home within a plot approaching a quarter of an acre, providing excellent and versatile ground floor accommodation, including a self-contained 1-bedroom annexe, complete with modern fitted kitchen (oven, hob, slimline dishwasher and space for washing machine), shower room and double doors onto private garden with patio and shed. The light and spacious main house has been very well presented by the current owner and features light a welcoming 17' x 13' reception hall, three reception rooms and a kitchen/breakfast room with double doors onto the 100ft x 65ft (max) L-shaped rear garden. Furthermore, there is an attractive timber clad outbuilding which incorporates a double garage and multipurpose ancillary room (currently used as a gym). Block paved driveway.

Freehold - EPR: D - 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. 1.3 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 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 for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; 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. At the next mini-roundabout by the Boot and Slipper Public House, go straight ahead and at the next mini-roundabout go straight over into Chesham Road. Follow this road past the Beacon School and take second left into Chiltern Road. Lorien will be a short way along on your 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
 341 sq m – 3674 sq ft Incl Outbuilding



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