

**2 Governors Close, Amersham,
Buckinghamshire, HP6 6UP**



ROBSONS
RESIDENTIAL SALES

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A beautifully presented three bedroom house which has been carefully updated and modernised to create a superb, partially open-plan, living space along with an independent study for homeworking. The property has a delightful landscaped garden with a multipurpose summer house and is located in a cul-de-sac, within this highly regarded residential development.

Freehold - EPR:C - Council Tax Band:E

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. 1.25 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).



Viewing by appointment only

via

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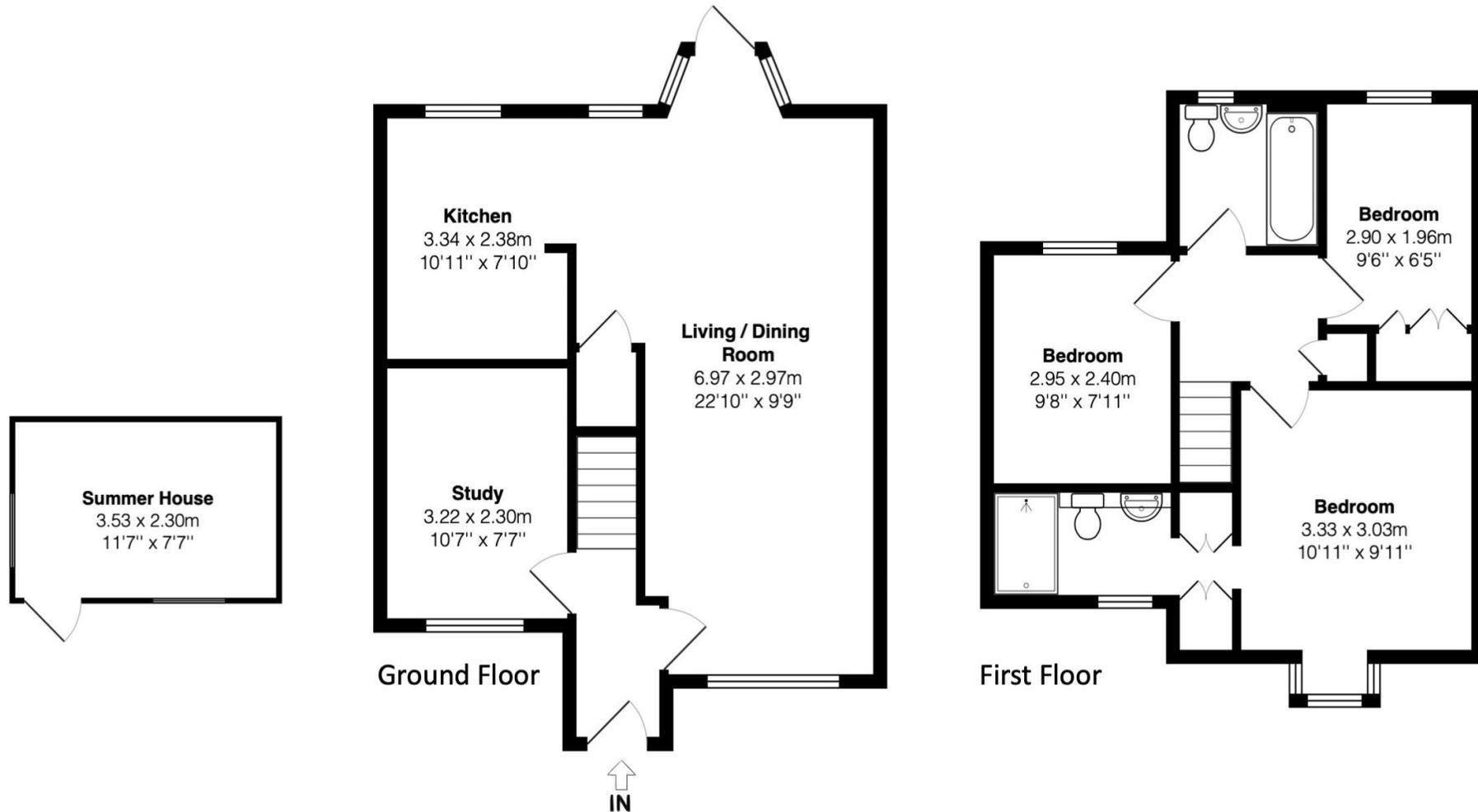
Directions: Directions: From our office, proceed down Hill Avenue, turning left in front of the station into Chiltern Avenue. At the end of Chiltern Avenue at the roundabout, turn right into Woodside Road. At the end of Woodside Road, turn left at the mini roundabout, by the railway bridge, into Raans Road, then take the second turning into Scholars Way and Governors Close is the right hand turning as you enter Scholars Way. No 2 can be found tucked away in a small private cul-de-sac in the right-hand corner.

* 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
97 sq m – 1044 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.

