



**8 Hundred Acres Lane, Amersham,
Buckinghamshire, HP7 9EA**

ROBSONS
RESIDENTIAL SALES

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A beautifully presented three-bedroom semi-detached house including a delightful southerly facing rear garden and single garage, part of which is currently being used as stylish home office. Situated in this very popular residential location, features of note inc. an open fireplace in the living room, a spacious kitchen/breakfast room which overlooks the garden, large windows which flood the property with natural light, excellent decorative condition throughout and a contemporary bathroom. To the front is a gravel drive and area of lawn, whilst to the rear is a private 55ft garden and large timber shed. Please note, this property previously benefitted from conditional planning consent to extend (ref no: PL/18/3710/FA) for part two/part single storey side, two storey rear, first floor rear and front porch extensions and demolition of existing garage (now expired). Freehold - EPR: E - 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 services to Central London are located only approx. a 0.75 mile walk 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), Chesham Grammar School and Amersham School. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) 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.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our Amersham office proceed down Hill Avenue to the station and at the mini roundabout turn right and immediately left at the next mini roundabout onto Station Road. Take the second left turning onto The Rise, which will become The Drive. At the mini roundabout continue straight ahead onto Highland Road and at the crossroads continue straight over onto Acres End which becomes Hundred Acres Lane. No 8 can be found on the left-hand side immediately after Quarrendon Road.

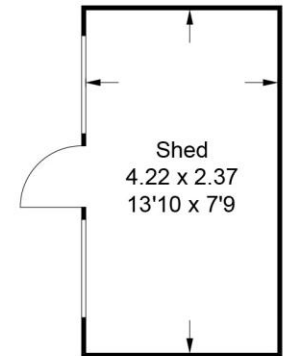
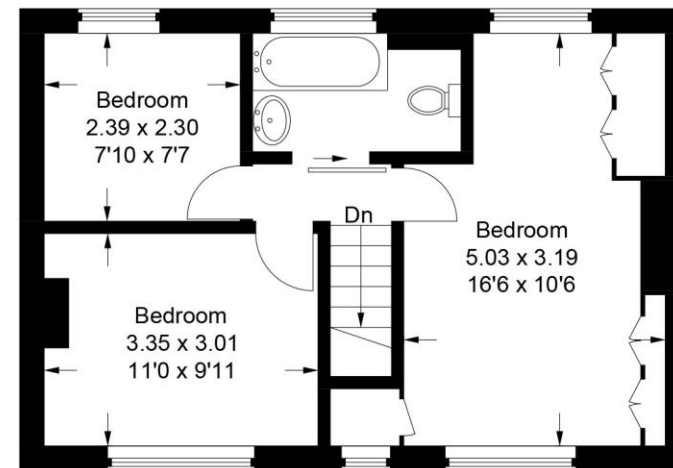
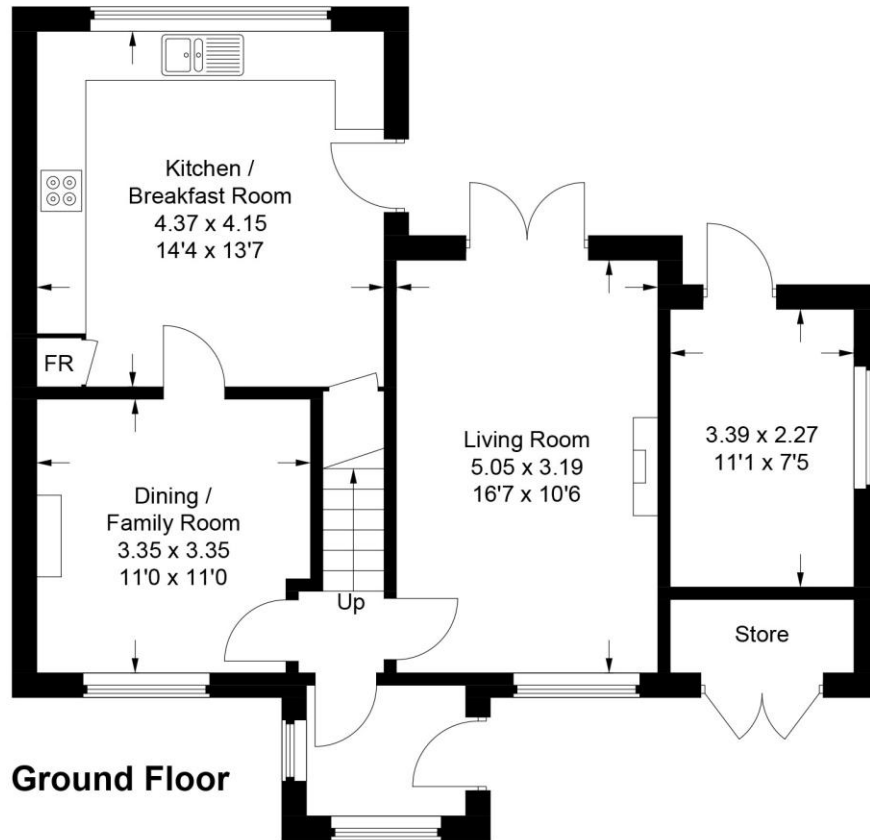
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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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Approximate Gross Internal Area
Ground Floor = 54.2 sq m / 583 sq ft
First Floor = 38.4 sq m / 413 sq ft
Outbuildings = 20.2 sq m / 217 sq ft
Total = 112.8 sq m / 1,213 sq ft



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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