

**Morval, 19 Lexham Gardens, Amersham,
Buckinghamshire, HP6 5JP**



ROBSONS
RESIDENTIAL SALES

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Ideally positioned just 0.2 miles from the vibrant amenities of Amersham and moments from the open green space of Chesham Bois Common, this delightful two double bedroom semi-detached cottage blends period charm with excellent potential. Character features include exposed timber floorboards, ornamental fireplaces & picture rails, creating a warm and inviting atmosphere. To the rear, a generous 100ft garden offers a raised sun terrace, while the front provides convenient driveway parking. Planning permission has been granted (PL/23/2217/FA) for a substantial extension, including a part two-storey/part single-storey rear extension, single-storey side extension, rear dormer, and rooflight alterations – offering an exciting opportunity to enhance and expand the home. Offered with no onward chain, this property is a rare find in an exceptional location. 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. 0.55 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), 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).



Viewing by appointment only
via
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Directions: From our Amersham office, turn right onto Hill Avenue. At the top of the road, continue straight across two mini roundabouts onto Chesham Road. At the next roundabout, turn right onto Rickmansworth Road. Lexham Gardens is the first turning on the left, and No. 19 is located on the right-hand side.

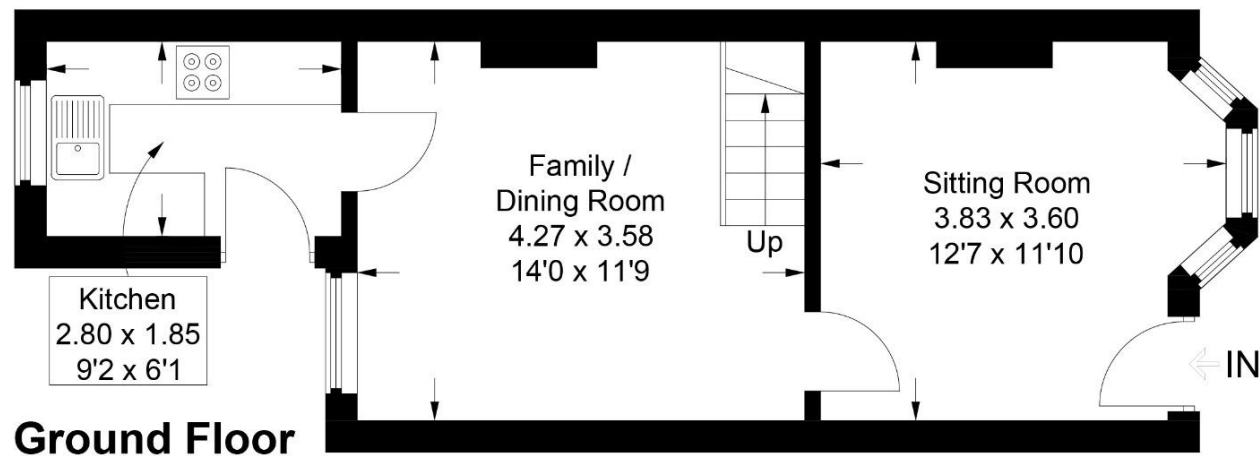
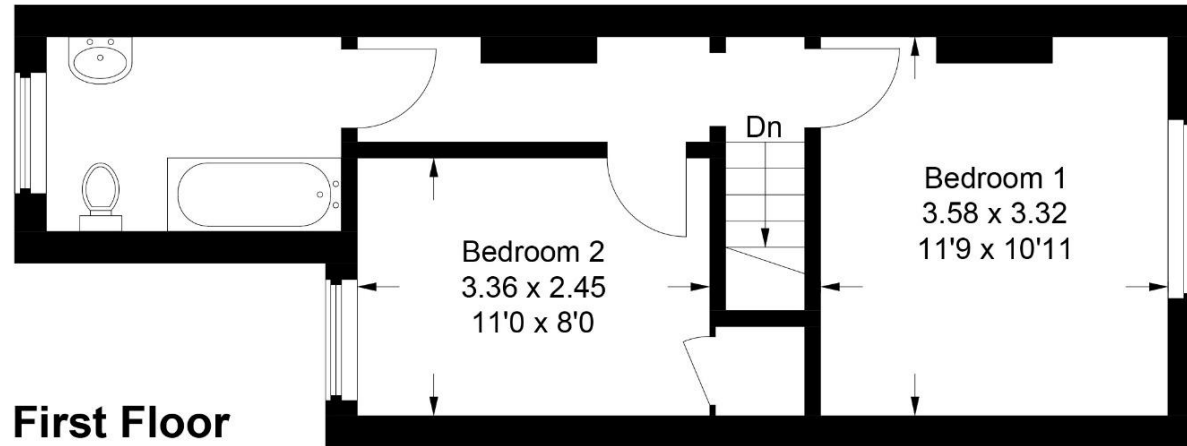
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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 = 34.2 sq m / 368 sq ft
First Floor = 33.2 sq m / 357 sq ft
Total = 67.4 sq m / 725 sq ft



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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