

**61 The Ridgeway, Stanley Hill, Amersham,
Buckinghamshire, HP7 9HJ**



ROBSONS
RESIDENTIAL SALES

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A deceptively spacious five-bedroom semi-detached family home. The property is situated in a popular private road and offers generous well laid out accommodation comprising entrance hall, sitting room, family/dining room, kitchen/breakfast room, downstairs shower room/w.c, five bedrooms, family bathroom, gardens to front and rear, garage and parking. Freehold - EPC rating: D. Council Tax: F

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. 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), 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
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email: property@robsonsbucks.com**



Directions: From Amersham town centre proceed along Station Road in the direction of Amersham Old town. At the bottom of the hill turn left onto London Road West and turn first left at the roundabout onto Stanley Hill. Proceed up Stanley Hill a short way and The Ridgeway can be found on the left.

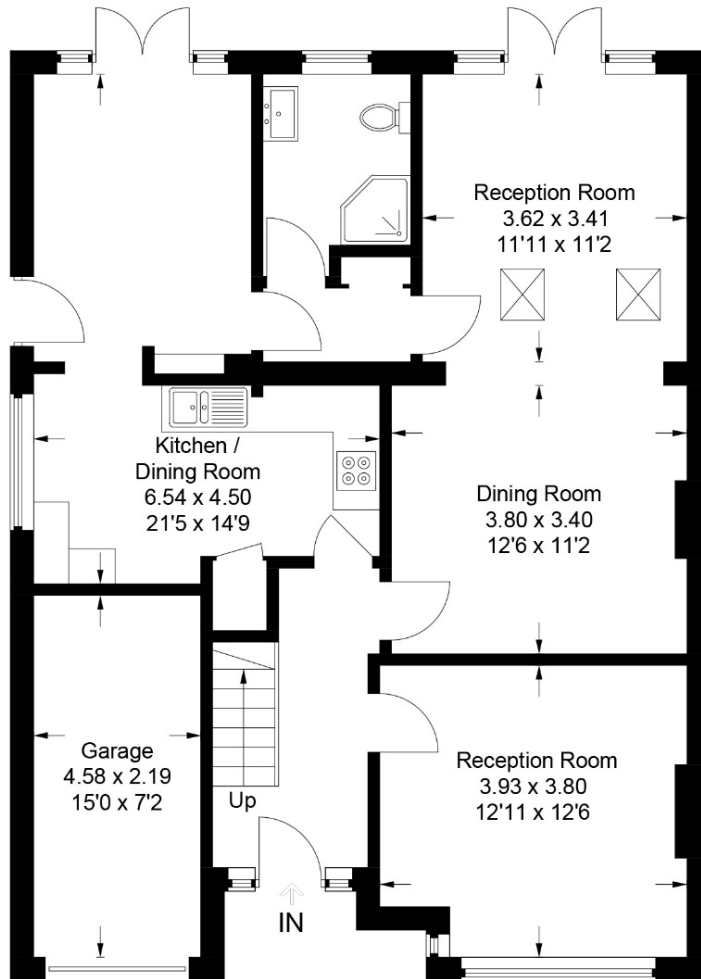
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

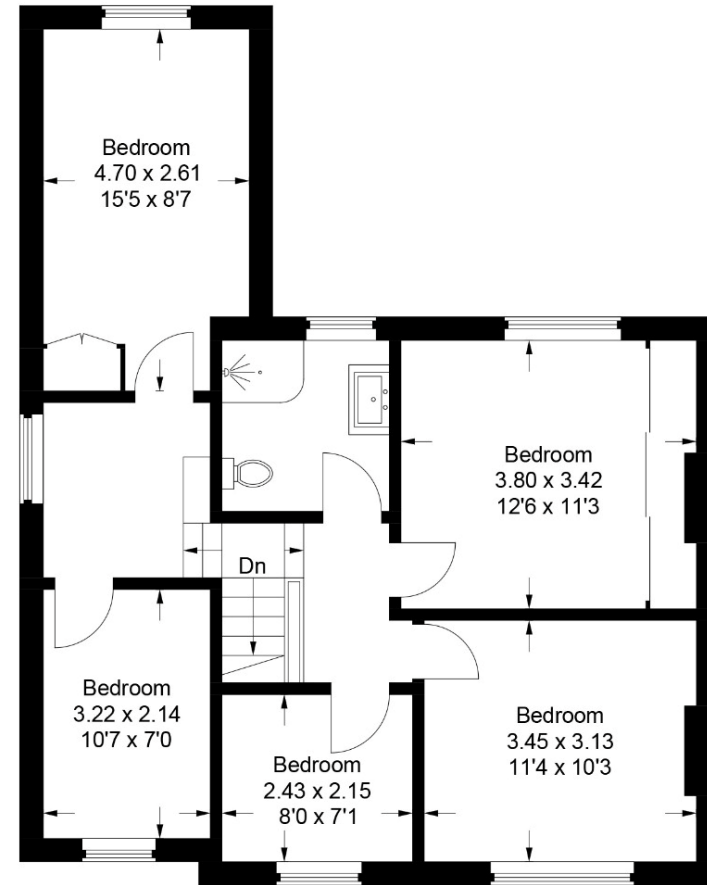
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Approximate Gross Internal Area
Ground Floor = 81.9 sq m / 881 sq ft
First Floor = 66.2 sq m / 712 sq ft
Garage = 10.0 sq m / 108 sq ft
Total = 158.1 sq m / 1,701 sq ft



Ground Floor



First Floor

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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