

**20 Milton Lawns, Chesham Bois,
Buckinghamshire, HP6 6BJ**



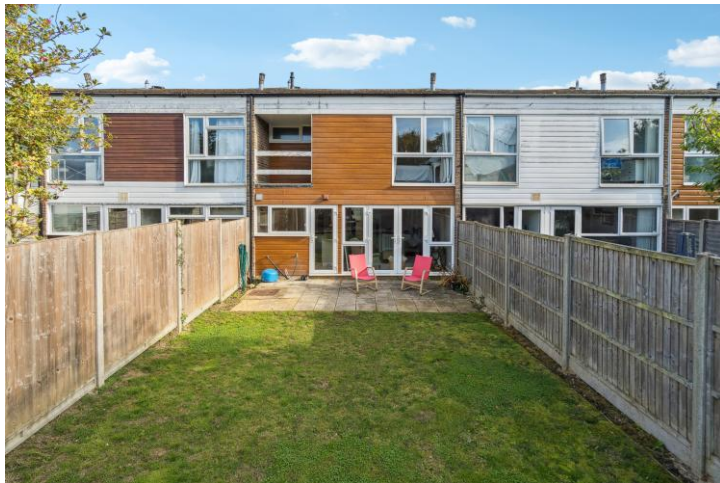
ROBSONS
RESIDENTIAL SALES

20 Milton Lawns, Chesham Bois, Buckinghamshire, HP6 6BJ

A deceptively spacious three bedroom house situated in this highly regarded location in the heart of Chesham Bois village. Milton Lawns is a cul-de-sac location only a short walk from the popular Elangeni and Chestnut Lane schools making it the ideal family home.

Freehold - EPR: C - Council Tax Band: E

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 1 mile 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 & Spencers 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 High. Independent schooling is also well catered for with The Beacon School (Boys) an Ad 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

Robsons Estate Agents

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Amersham

Buckinghamshire

HP6 5BD

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Directions: From our offices proceed up Hill Avenue and turn right at the mini roundabout onto Sycamore Road. Proceed past the shops and over the subsequent two mini roundabouts towards Chesham Bois. Turn right into Woodside Avenue after the village shops and right again into Milton Lawns. Number 20 can be found by taking the second turning within Milton Lawns.

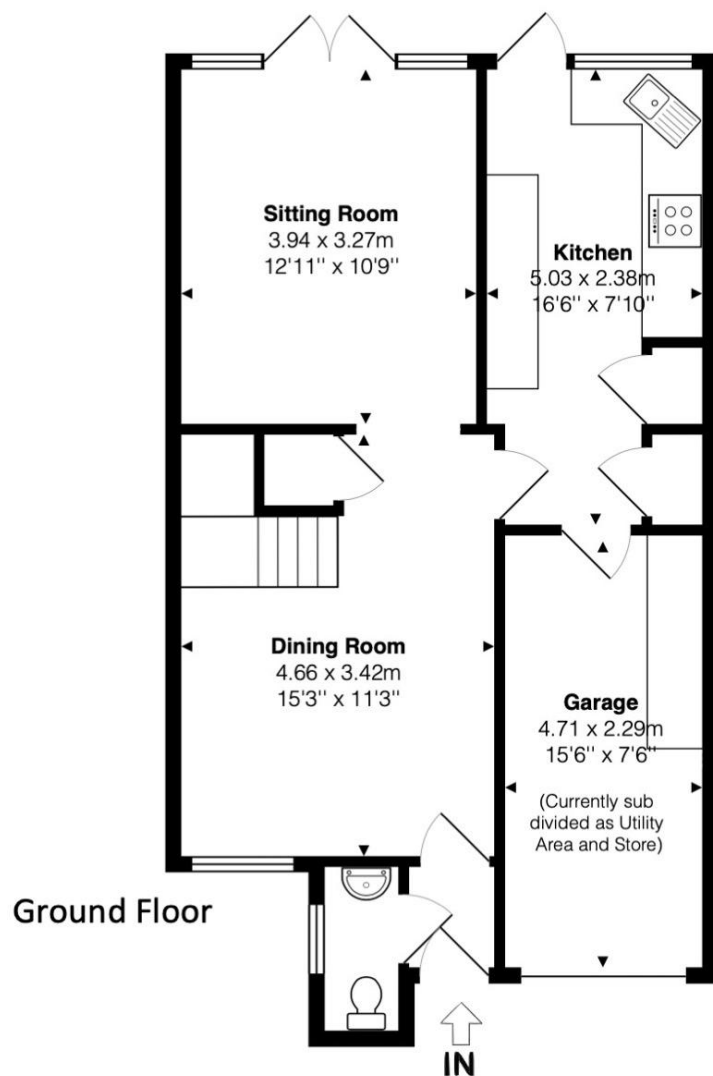
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

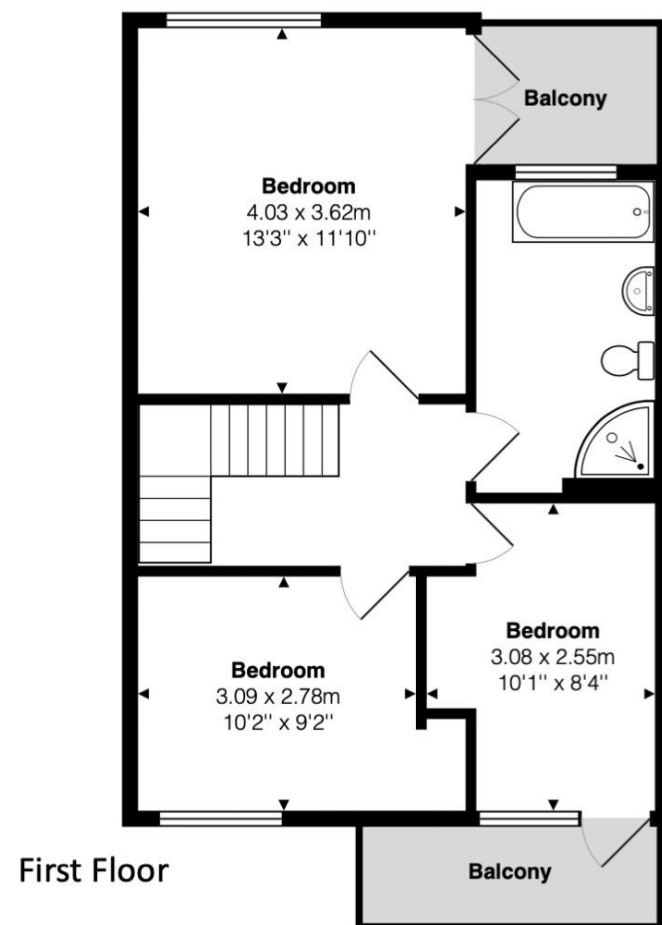
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Approx. Gross Area
102 sq m – 1101 sq ft



Approx. Floor
Area 601 Sq.Ft.
(56 Sq.M)



Approx. Floor
Area 501 Sq.Ft.
(47 Sq.M)

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.

