



**97 Chestnut Lane, Amersham,
Buckinghamshire, HP6 6EH**

ROBSONS
RESIDENTIAL SALES

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An extensively remodelled, extended and renovated four-bedroom family home is set in a highly sought-after residential location, within walking distance of the popular Chestnut Lane Primary School and around 0.7 miles from Dr Challoner's Grammar School for boys, with the girls' school in nearby Little Chalfont. A contemporary frontage with an illuminated covered storm porch leads into a spacious entrance hall, opening to an impressive part-vaulted kitchen/dining/family room. This standout space features a central island, full-height glazing and folding doors to the 85ft rear garden and patio, ideal for family living and entertaining. Additional accommodation includes a cosy sitting room, cloakroom, utility room, four bedrooms (two on the ground floor) and three bathrooms (two ensuite). Generous eaves storage, integral garage, ample driveway parking and a lawned front garden. Freehold. EPC rating: C. Council Tax Band: G

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. 0.75 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 (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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Directions: From our Amersham office, proceed up Hill Avenue turning right onto Sycamore Road. Continue past the shops and at the pair of mini roundabouts turn right then left, signposted Chesham Bois. At the next mini roundabout, continue straight on and take the first turning on the right onto Chestnut Lane. Follow the road for approx. 0.25 mile and No. 97 can be found on the left-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

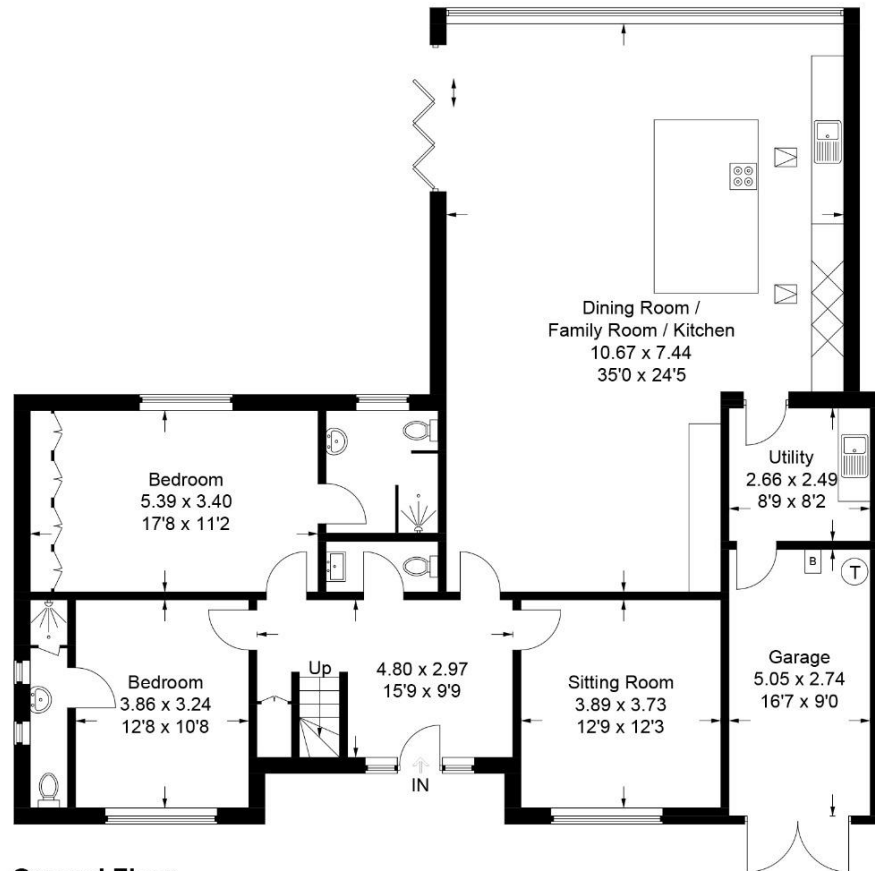
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Approximate Gross Internal Area


Ground Floor = 167.5 sq m / 1,803 sq ft

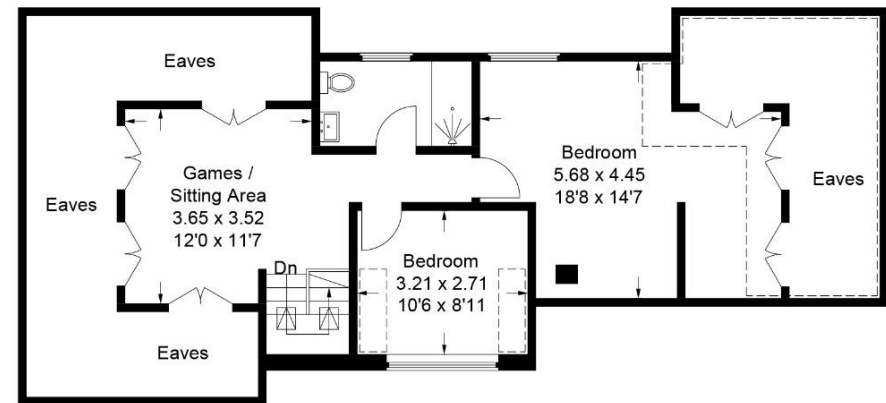
First Floor = 92.3 sq m / 993 sq ft

Total = 259.8 sq m / 2,796 sq ft (Including Eaves)



Ground Floor

 = Reduced headroom below 1.5m / 5'0



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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