



## Oakfield Close

*Amersham, HP6*

**binks**  
estate agent



# {The Particulars

Oakfield Close  
Amersham, HP6

**Guide Price: £795,000**  
Freehold

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Central Amersham location
- Four-bedroom family home
- Well-maintained and immaculately presented
- Sitting room and dining room
- Fitted kitchen with appliances
- Family bathroom and en-suite shower room
- Front and rear gardens
- Double length driveway and single garage
- Gas central heating and double glazing
- EPC: C

## Binks Estate Agents

Hill Avenue  
Amersham, HP6 5BT  
01494 434788  
sales@binksweb.com  
www.binksweb.com

## The Property

This attractive four-bedroom terrace property is located in the highly desirable residential area close to shops, station and the highly regarded schools of Amersham. The property has been well maintained and is beautifully presented offering a practical, spacious and comfortable family home. Entrance hallway with Karndean flooring provides access to the downstairs WC, sitting room and kitchen.

The property offers plenty of living space, with a sitting room and dining room which has patio doors to the garden, a fitted kitchen with built-in appliances. Upstairs, there are four bedrooms and a family bathroom, bedroom one benefits from an en-suite shower room with an Aqualisa shower and heated towel rail.

The property also benefits from double glazing throughout and gas central heating.

There are well maintained front and rear gardens, the rear garden is mainly laid to lawn with a patio area, shed and rear access. The property also has a separate garage and double length driveway providing off-road parking.

## Location

Amersham on the Hill is a thriving town with an excellent range of high street shops, cafes and restaurants. The more historic Old Town enjoys more restaurants,

exclusive boutiques and gastro pubs. Amersham is well known and sought after for its excellent schooling in both the public and private sector. In particular Dr Challoner's Grammar School for Boys, with the girls High School in nearby Little Chalfont.

There is a wide range of community and social amenities including a library, two doctor's surgeries, dentists and the new Chiltern Lifestyle Centre with gym and swimming pool.

The Metropolitan/Chiltern Line station offers frequent and fast services into central London. The Motorway network is also easily accessible with M25 and M40 junctions being only a few miles distant.

## Costs

Council Tax: Buckinghamshire council –  
Band F - £3,548.29 (for the period 2025-2026)

Service Charge: £278.23PA

## Disclosure

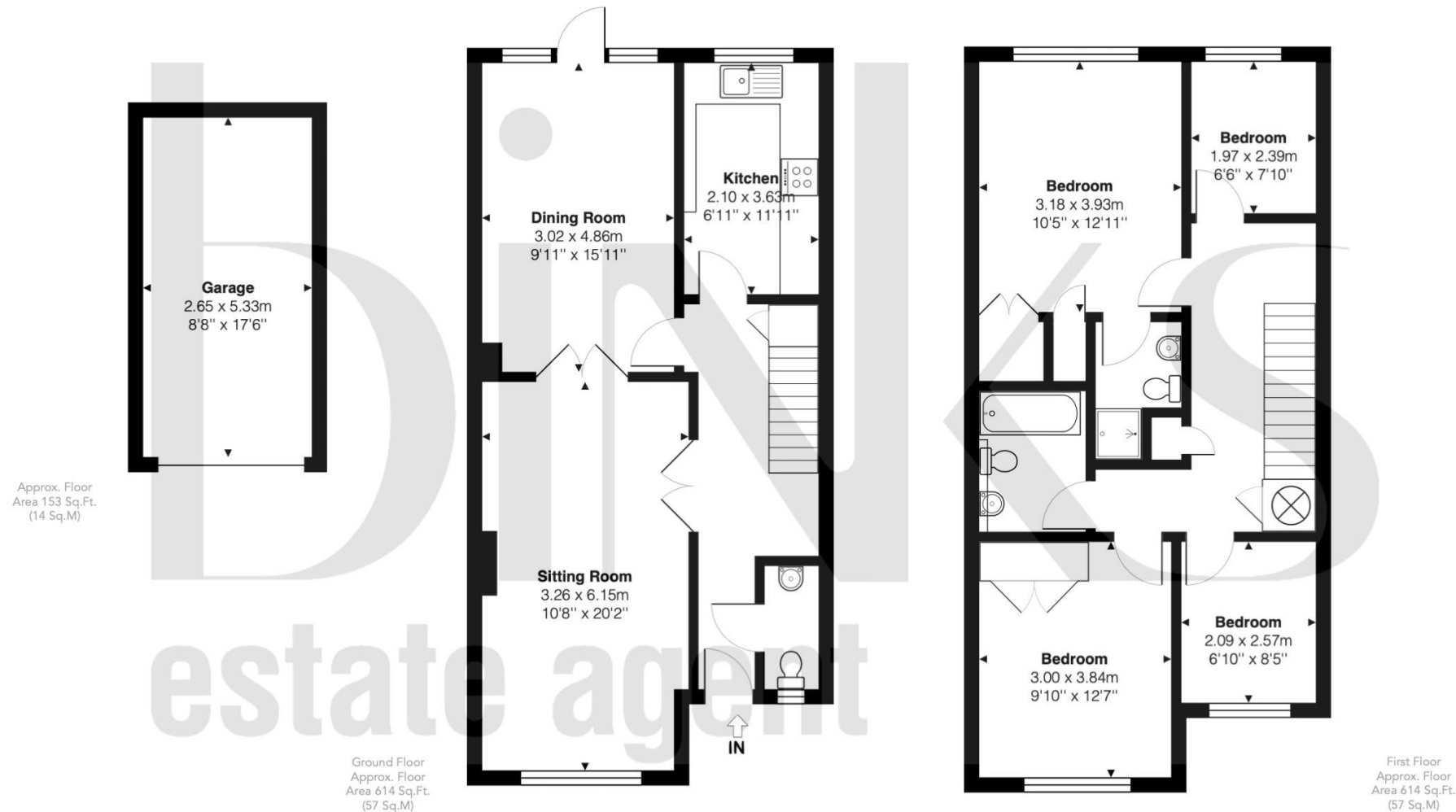
**In accordance with the Estate Agency Act 1979 Section 21, and for full disclosure, any potential purchaser(s) should be informed that an employee of Binks (Sales and Lettings) Limited has a related interest with this property. Further detail is available upon request.**

{ Attractive four-bedroom home located in a highly desirable residential cul-de-sac close to the amenities of Amersham on the Hill. Immaculately presented this lovely, terraced house has front and rear gardens, double length drive and a separate garage.

# Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Approx. Gross Internal Area

127 Sq M – 1370 Sq Ft



## For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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 misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.



