



Wayside Court

Amersham, Bucks, HP6

binks
estate agent

{The Particulars

Wayside Court
Amersham, Bucks, HP6

Guide Price: £630,000
Freehold

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

Features

- Central Amersham location, • Mid terrace mews property, • Flexible accommodation over three floors, • Fitted kitchen open plan to dining room, • First floor dual aspect living room/bedroom, • Further three double bedrooms, • Bathroom and shower room, • Communal gardens, • Garage and residents parking, • No Onward Chain | EPC: E

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The Property

Introducing Wayside Court, Amersham - an attractive mid terrace house located in the centre of the desirable town of Amersham. This mews style house offers versatile accommodation over three floors with a variety of features and benefits that make it an ideal residence for families and commuters.

The property is within easy reach of the town's amenities which include a selection of shops and excellent schools, as well as the Metropolitan/Chiltern line station.

On the ground floor, there is a fitted kitchen which has views over the communal gardens and is open plan to the dining room. There is also a downstairs WC.

A spacious landing on the first floor leads to the dual aspect living room which could easily be utilised as the main bedroom if desired. There is also a family bathroom and a double bedroom with an extensive range of fitted wardrobes.

The second floor offers two further double bedrooms, storage and a shower room.

Externally, the property is surrounded by well stocked, beautifully tended communal gardens, as well as access to a garage and residents parking.

Location

The property is situated in an ideal location for families or commuters alike, being close to Amersham shops, excellent schools and the Metropolitan/Chiltern line station. The area is also renowned for its excellent selection of pubs, restaurants and cafes, making it an ideal place to live and relax. The nearby countryside provides plenty of opportunity for those looking to enjoy outdoor activities, while the nearby towns of Chesham and Beaconsfield offer further shopping, leisure and entertainment facilities.

Costs

Council Tax: Buckinghamshire Council – Band D - £2,226.50 (for the period 2023 – 2024)

Service charge: £110 per month

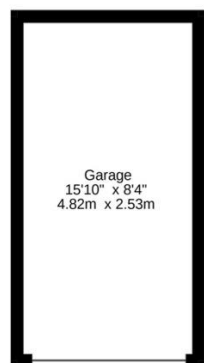
No onwards chain.

{ A highly desirable four double bedroom townhouse tucked away in a charming courtyard development, a convenient short stroll from Amersham town centre, station and the renowned Dr Challoner's Grammar School for boys.

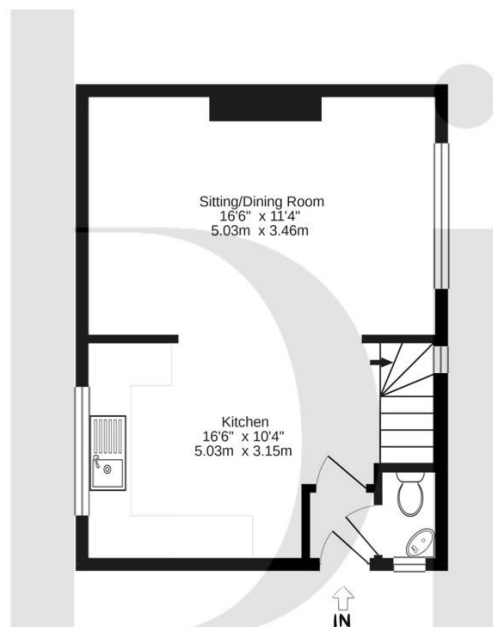
Wayside Court, Chesham Road, Amersham, Buckinghamshire, HP6 5ET

Approx. Gross Internal Area

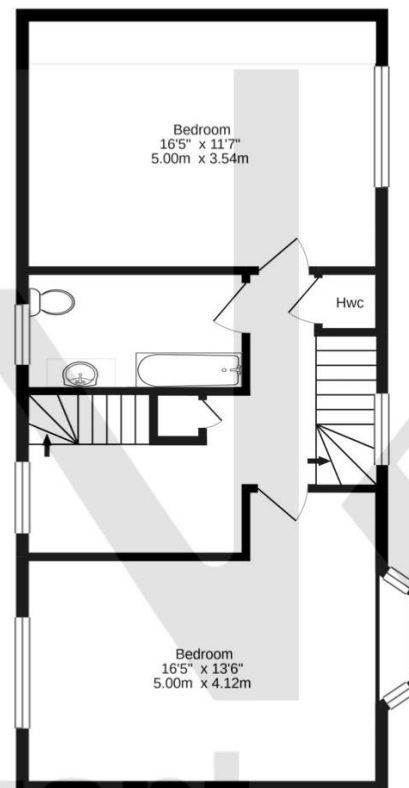
137 Sq M – 1479 Sq Ft



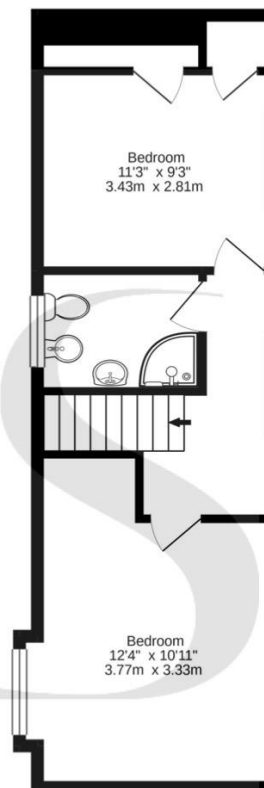
Approx. Floor
Area 132 Sq.Ft.
(12 Sq.M)



First Floor
Approx. Floor
Area 359 Sq.Ft.
(33 Sq.M)



First Floor
Approx. Floor
Area 595 Sq.Ft.
(55 Sq.M)



First Floor
Approx. Floor
Area 393 Sq.Ft.
(37 Sq.M)

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. 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.

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.

