



## Darlington Close

*Amersham, Buckinghamshire, HP6*

**binks**  
estate agent



# {The Particulars

Darlington Close  
Amersham, Buckinghamshire, HP6

**Guide Price: £470,000**  
Freehold

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

## Features

- End of terrace house
- Two double Bedrooms
- Contemporary Fitted kitchen with integrated appliances
- Living room and Sunroom
- Shower Room
- Southwest facing Rear Garden
- Garage and residents parking
- Close to the amenities of Amersham
- Chain Free
- EPC: E

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## The Property

Two double bedroom end of terrace house in a popular residential location. Entrance hall and understairs storage. Contemporary fitted kitchen with a range of integrated appliances and front aspect window. Living room with door to the sunroom providing access to the garden.

First floor landing with window, Bedroom One with built-in wardrobes and Bedroom Two with a built-in cupboard, modernised family shower room.

There is a low maintenance southwest facing paved rear garden with useful direct access to the garage. The garage has power and light and an electric up and over door.

Darlington Close has communal gardens and residents parking and is well placed within easy reach of the Station and shops in Amersham and for highly regarded local schooling.

Service Charge: Darlington Close has a service charge for the communal areas £325 (2024), Bi-annually paid.

## 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 D - £2,338.37 (for the period 2024-2025)

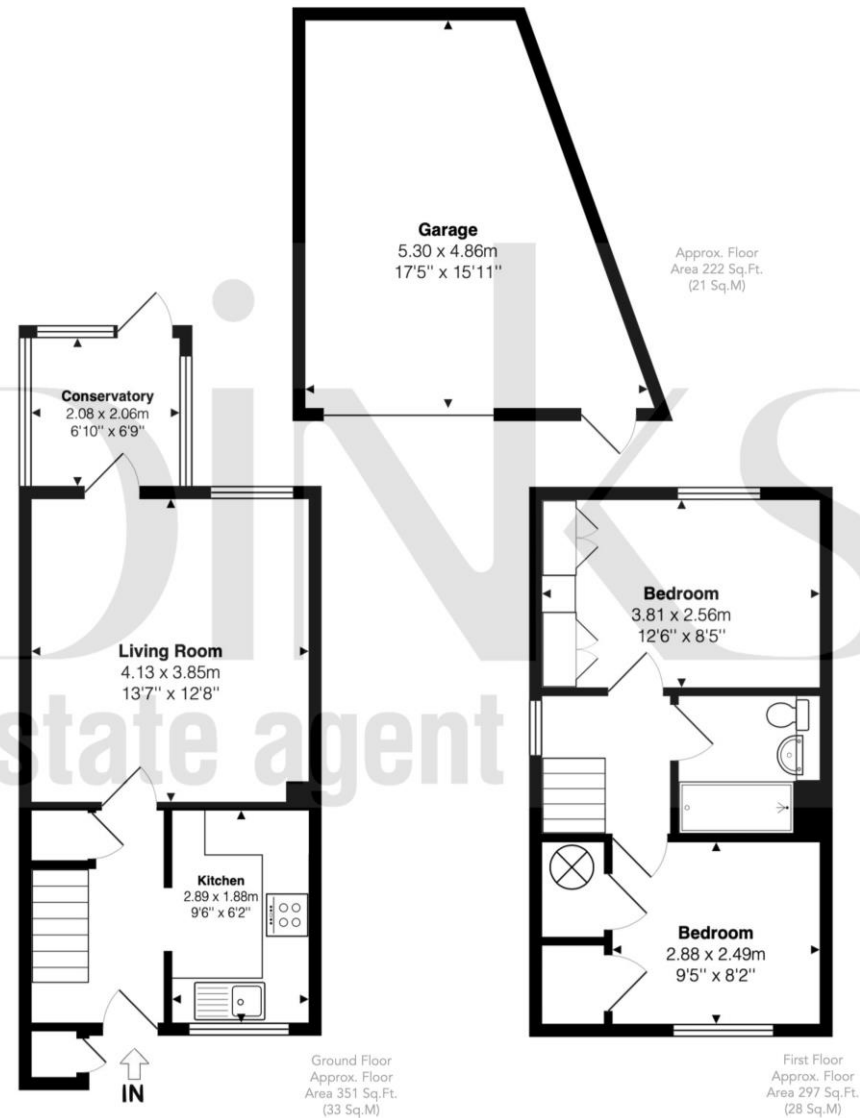
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{ End terrace house in a popular, quiet cul-de-sac close to the shops and station in Amersham on the hill. The property has two double bedrooms, contemporary fitted kitchen, living room and sunroom and a shower room. The rear has a southwest facing paved garden and direct access to the garage. Chain free.

# Darlington Close, Amersham, Buckinghamshire, HP6 5AD

Approx. Gross Internal Area

81 Sq M – 871 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.



