



Darlington Close

Amersham, Bucks, HP6

binks
estate agent

{ The Particulars

Darlington Close
Amersham, Bucks, HP6

Guide Price: £475,000
Freehold

 **3 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- End of terrace house
- Three-bedrooms
- Fitted kitchen
- Dual aspect living room
- Bathroom
- Rear Garden
- Garage and residents parking
- Close to Amersham Station and shops
- Chain Free
- EPC: E

Binks Estate Agents
Hill Avenue
Amersham, HP6 5BT
01494 434234
sales@binksweb.com
www.binksweb.com

The Property

Positioned in a popular residential location is this end terrace three-bedroom house. Entrance hall with understairs storage. Fitted kitchen with worktops and built-in appliances and window overlooking the communal gardens. The dual aspect living room is a good size and has a door to access the garden.

First floor landing, three bedrooms and bathroom with a white suite.

The property has an attractive, enclosed rear garden is mainly laid to lawn with a patio area, flower and shrub borders, shed and gated access.

There are well-maintained communal garden areas, residents parking and a garage in a block.

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

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 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.

Council Tax

Buckinghamshire Council – Band E - £2,721.29 (for the period 2024-2025)

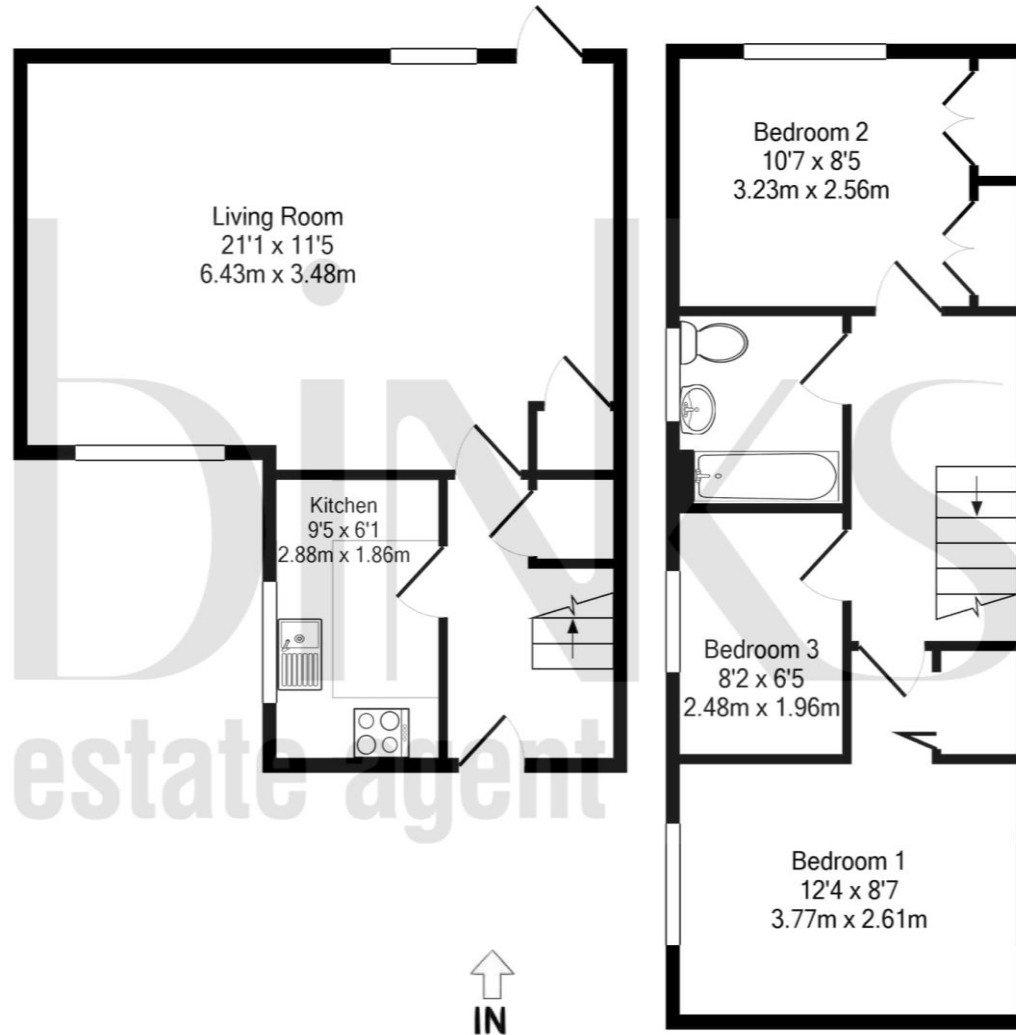
Service Charge

Darlington Close has a service charge for the communal areas of £325.00 bi-annually.

{ Three-bedroom end of terrace house situated in a convenient residential cul-de-sac close to the amenities of Amersham. The property has an attractive rear garden, a garage and residents parking. Offered to market chain free.

Darlington Close, Amersham, Buckinghamshire, HP6 5AD

Approx. Gross Internal Area
73 sq m – 785 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.

