



## Briery Way

Amersham, Bucks, HP6

**binks**  
estate agent



# { The Particulars

Briery Way  
Amersham, Bucks, HP6

**Guide Price: £345,000**  
Leasehold

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

## Features

- Ground floor maisonette
- Entrance hallway
- Two bedrooms
- Fitted kitchen
- Bathroom
- Living room
- Off street driveway parking
- Private rear garden with storage
- Walking distance to local Amersham amenities
- Chain free | EPC: C

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

## The Property

Situated in a quiet residential area, this beautifully presented ground-floor maisonette offers both charm and convenience.

Step through the entrance hallway, where ample storage cupboards provide practicality, into a dual aspect living room featuring a stylish brick tiled wall.

The fitted kitchen has built-in appliances and opens onto a private, sunny rear garden. With two well-proportioned bedrooms and a contemporary bathroom suite, this home is perfect for comfort and relaxation.

The south-west facing rear garden is mostly laid to lawn, complete with a cozy seating area, gated side access, and brick-built storage sheds.

At the front, a gravelled driveway offers convenient parking.

Situated on Briery Way, the property is within easy walking distance to Amersham's station and vibrant town centre, making it an ideal location for commuters and local amenities alike.

## 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.

## Tenure

Leasehold

Lease Details:

Start date: 16 Jan 2015

Term: 125 years (115 years remaining)

## Costs

Service Charges - £547.67 PA

Ground Rent: £150 per annum

Ground Rent Review: Doubles every 25 years (next review in 2040)

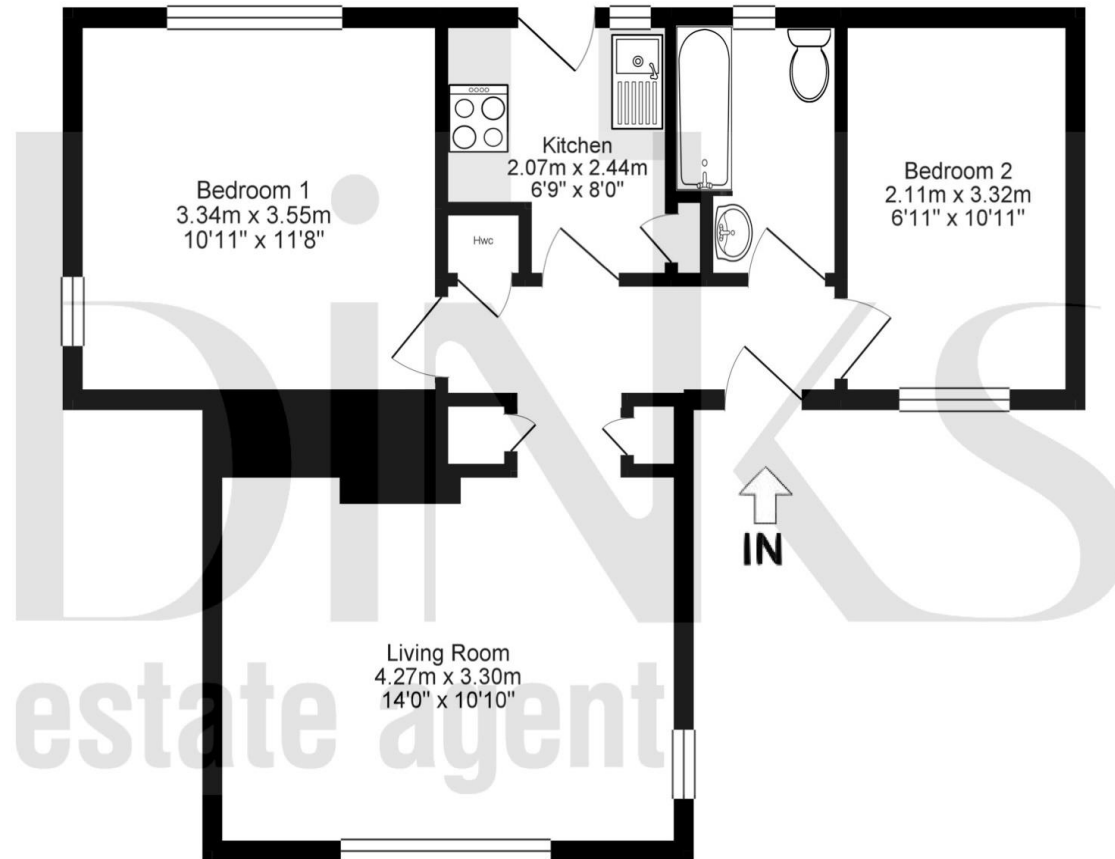
Council Tax: Buckinghamshire Council – Band B - £1,818.73 (For the period 2024-2025)

{ Well-presented two-bedroom ground floor maisonette in a quiet residential location within walking distance to local Amersham town centre and train station.

# Briery Way, Amersham, Buckinghamshire, HP6 6AT

Approx. Gross Internal Area

47 Sq M – 503 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.

