



**binks**  
estate agent

Oakfield Close  
Amersham | Buckinghamshire

# Oakfield Close Amersham | Buckinghamshire



*An exceptionally well presented and generously proportioned first floor apartment, ideally positioned in the heart of Amersham on the Hill and within a five-minute walk of Amersham station, offering direct Metropolitan Line and Chiltern Rail connections into London. Forming one of the larger apartments within this popular development, the property provides flexible accommodation of up to three bedrooms, a fitted kitchen/breakfast room, comfortable sitting room, en-suite bathroom and a separate family shower room. Outside are well-kept communal gardens, residents' parking and the significant advantage of being offered chain free.*

## FEATURES

- Generously proportioned first floor apartment in a prime Amersham on the Hill location
- Just a short walk to Amersham station with Metropolitan Line and Chiltern Rail services to London
- One of the larger apartments within the development, offering flexible accommodation
- Dual aspect sitting room providing an excellent space for relaxing and entertaining
- Stylish re-fitted kitchen/breakfast room with integrated Neff appliances
- Three versatile bedrooms, including a principal bedroom with built-in wardrobes and en-suite bathroom
- Contemporary family shower room with fully tiled walls and modern fittings
- Well maintained communal gardens for residents' enjoyment
- Allocated parking space with additional visitor parking available via permit
- Offered to the market chain free | EPC : B



Amersham on the Hill offers an excellent and convenient lifestyle, with a wide range of shops, cafés and restaurants all close at hand. The historic Old Town is nearby and provides additional character with its independent boutiques and well-regarded gastro pubs. Leisure facilities are well catered for locally, including the Chiltern Lifestyle Centre, while the surrounding Chiltern countryside offers attractive and easily accessible walks.



Although particularly well known for its highly regarded grammar schools, Amersham also benefits from a strong overall educational profile, contributing to the town's long-standing appeal and property values, even for those not requiring schooling.



Amersham station is within easy walking distance and offers direct Metropolitan Line and Chiltern Rail services into central London. This provides a straightforward and reliable connection for occasional commuting, visiting family or enjoying access to the capital without the need to drive.



The town is well positioned for road travel, with the M25 and M40 both easily accessible, allowing convenient journeys across the region. Local road links also make it simple to reach neighbouring towns and countryside, ideal for relaxed day-to-day living.





NB: Some images in this listing have been virtually staged to help illustrate the property's potential.



## THE PROPERTY

This first-floor apartment is just a short stroll from Amersham Station and local shops offering the perfect blend of convenience and contemporary living.

Well-presented throughout, the property has spacious and versatile accommodation, thoughtfully designed for modern living.

There is an entrance hallway featuring an Entryphone system and ample storage space.

The dual aspect sitting room is generously proportioned, offering a warm and inviting space to relax or entertain.

The property has a stylish kitchen/breakfast room: re-fitted with sleek modern units, quality worktops, and a range of integrated Neff appliances.

There are three versatile bedrooms, the main bedroom includes built-in wardrobes and an en-suite bathroom with both a bath and a separate shower cubicle. The second bedroom also features built-in wardrobes, while the third bedroom offers flexibility as a guest room, home office, or dining area.

Additionally, the apartment has a contemporary family shower room with fully tiled walls and a large, modern shower cubicle.

Externally there are well maintained communal gardens and the property also comes with an allocated parking space, with additional parking available for residents.

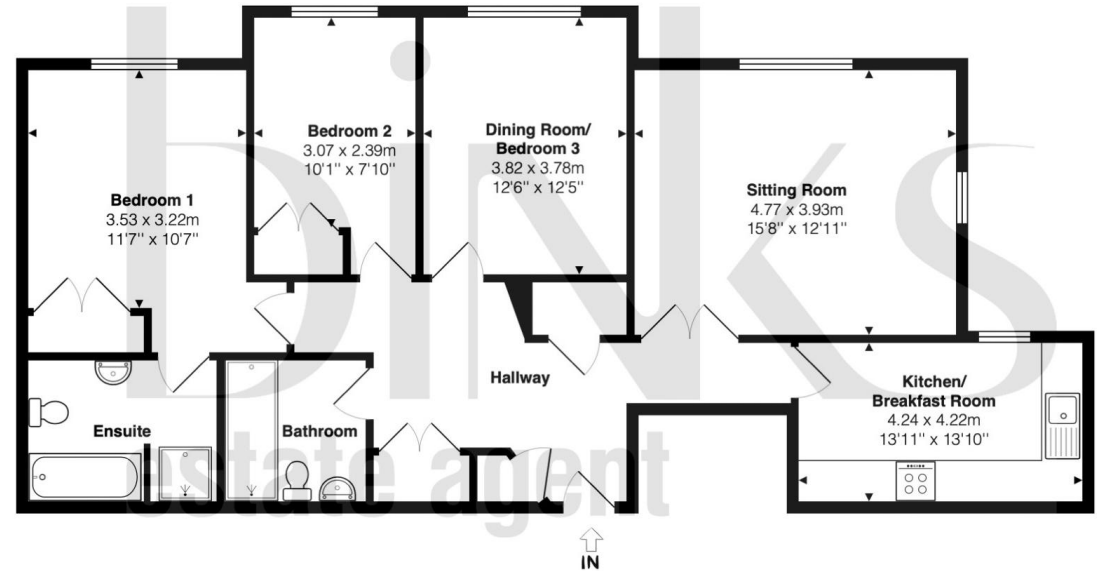




## 23 Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Approx. Gross Internal Area

89 Sq M – 959 Sq Ft



### Costs and Lease Details

999 years from 1 August 1996

Council Tax: Buckinghamshire Council – Band F - £3,548.29

(for the period 2025-2026)

Service Charge: £3,426.12 PA (2025)

Ground Rent: £100 PA

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the 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 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. Reference: V1\_Dec 2025

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