



Salisbury Close

Amersham, Bucks, HP7

binks
estate agent

{ The Particulars

Salisbury Close
Amersham, Bucks, HP7

Guide Price: £575,000
Freehold

 **3 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Entrance Hall
- Downstairs W/C
- Kitchen
- Living/Dining Room
- Three Bedrooms and Bathroom
- Driveway with Two Parking Spaces
- Southwest Rear Garden with Shed and Side Access
- Gas Central Heating | EPC: C
- Convenient Location for Local Schooling & Amenities
- Chain free

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

The Property

Situated in a peaceful cul-de-sac, Salisbury Close offers a modern three-bedroom end of terrace home, ideal for family living.

The entrance hallway has a convenient downstairs W/C and leads to a well-appointed fitted kitchen. The spacious living and dining area provides a comfortable and airy space to relax and entertain, with doors opening onto the delightful south-west facing garden.

Upstairs, three bedrooms offer flexibility for growing families or those in need of a home office, all served by a family bathroom.

Outside, the property has a generous driveway with space for two cars, while the rear garden, mainly laid to lawn, features a patio area perfect for outdoor dining, along with a useful wooden shed.

With no onward chain, this family home presents an excellent opportunity for buyers looking for a well-located property in Amersham.

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 Dr Challoner's 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.

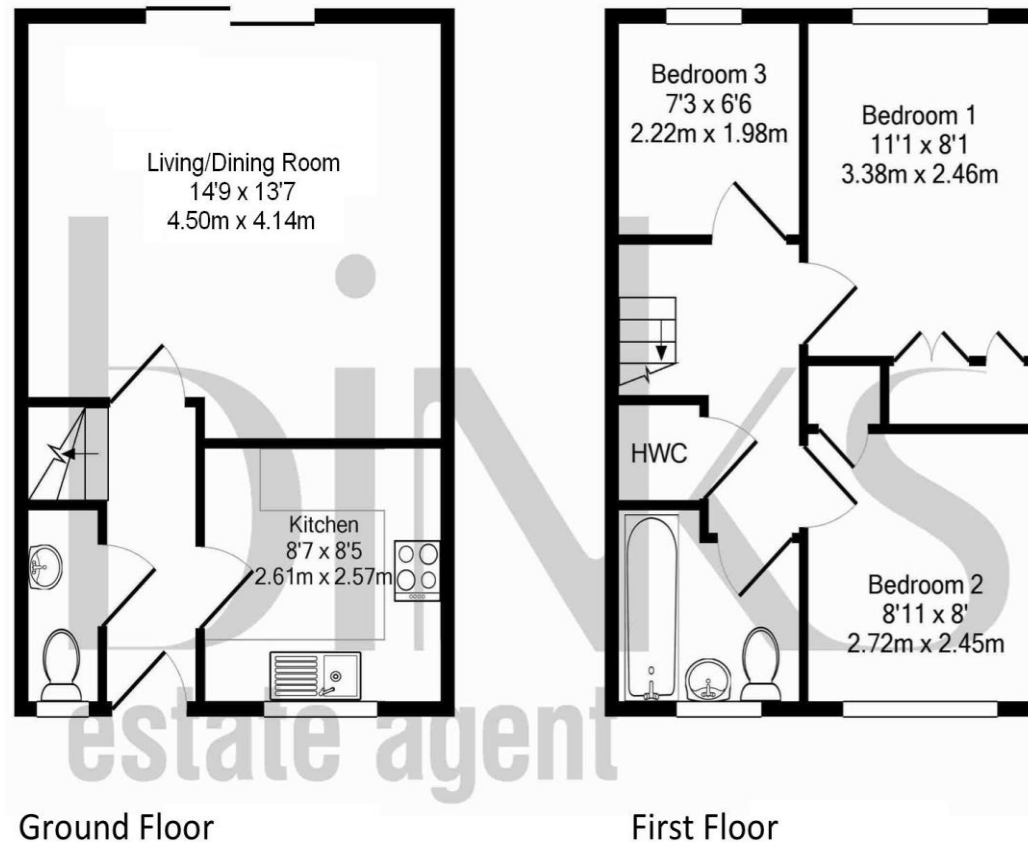
Costs

Council Tax: Buckinghamshire Council – Band E
(£2,858.01)

{ Modern three-bedroom end of terrace house set in a popular quiet cul-de-sac location. The property has a living/dining room, fitted kitchen, downstairs W/C and first floor bathroom. There is off street parking to the front and a southwest facing rear garden.
Offered to the market chain free.

Salisbury Close, Amersham, Buckinghamshire, HP7 9EX

Approx. Gross Internal Area
61 sq m – 656 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.

