



Hervines Court

Amersham, HP6

binks
estate agent

{The Particulars

Hervines Court
Amersham, HP6

Offers in excess of: £599,500
Freehold

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Two Double Bedroomed Mid Terrace House
- Entrance Hall
- Kitchen
- Lounge/Dining Room
- Conservatory
- Bathroom
- Garden
- Garage | One Allocated Parking Space
- Gas Central Heating | EPC: C
- Chain Free

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

The Property

A spacious and appealing 2-bedroom terraced house in a quiet cul-de-sac, close to all the amenities of Amersham on the Hill.

The front door opens into a bright entrance hall with the kitchen leading off to the right. The kitchen features white worktops, units and appliances.

Next there is a downstairs cloakroom with wash basin and a modern splashback.

At the heart of this lovely home is a generous living/dining room with a staircase featuring mahogany balustrades leading upstairs and sliding glass doors opening into a practical conservatory overlooking the rear garden.

Upstairs the property includes two double bedrooms with two windows and an alcove in each room and both with built-in wardrobes. There is also a bathroom with an integrated bath and shower.

Outside is a pleasant westerly facing garden with a lawn and shrubs, ideal for relaxing on a summer's evening. There is also a useful garage with storage shelf in a block close by, as well as a separate, allocated parking space.

N.B. Potential purchasers should note that the shed illustrated in the photographs is to be removed.

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 girl's 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 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.

Cost

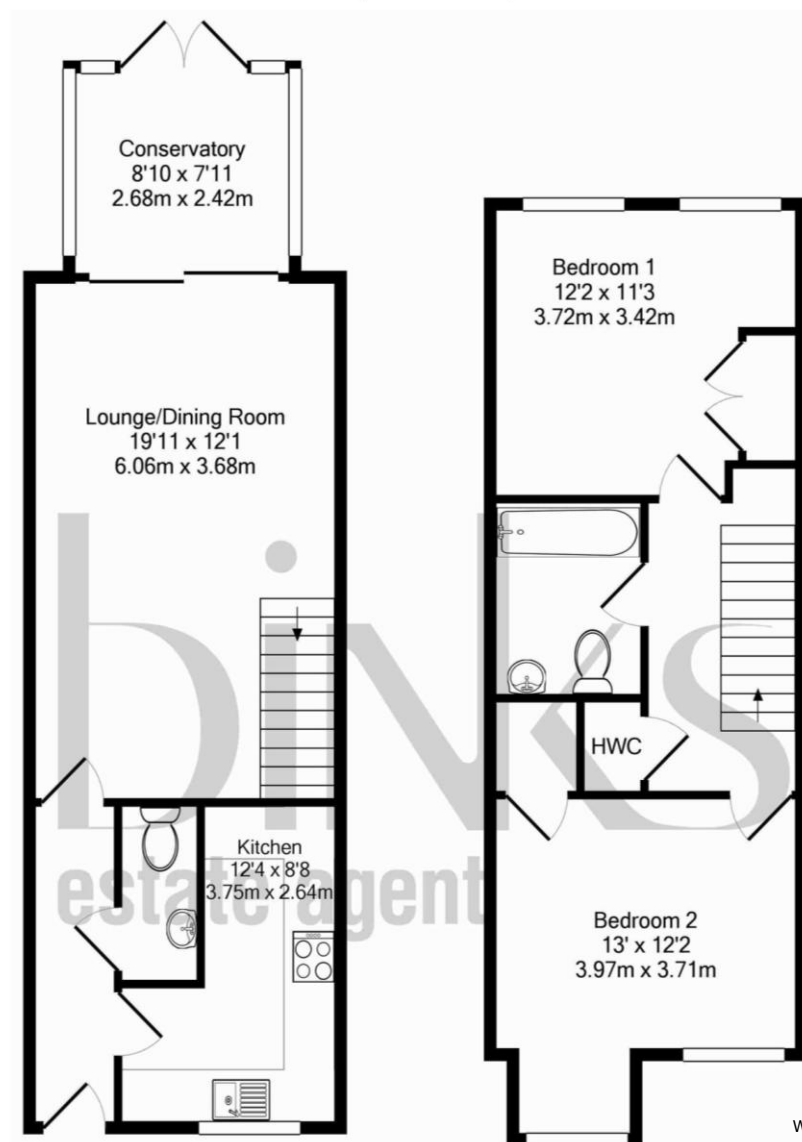
Council Tax - Buckinghamshire Council - Band E
£3,002.40 (for the period 2025-2026)

{ An attractive 2-bedroom terraced house, offered with the benefit of a garage and allocated parking, and available with **no onward chain**, set within easy walking distance of Amersham town centre.

**Hervines Court, Hervines Road, Amersham,
Buckinghamshire, HP6 5HH**

Approx. Gross Internal Area

81 sq m – 866 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.

