



Salisbury Close

Amersham, Bucks, HP7

binks
estate agent

{ The Particulars

Salisbury Close
Amersham, Bucks, HP7

Guide Price: £550,000
Freehold

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

Features

- Freehold | Chain Free
- Entrance hall with cloakroom
- Fitted kitchen
- Open-plan living/dining room with garden access
- Three bedrooms
- First floor family bathroom
- Driveway parking for two vehicles
- South-west facing rear garden with patio, shed and side access
- Gas central heating | EPC: C
- Convenient for local schools, shops and transport links

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The Property

12 Salisbury Close is a modern three-bedroom mid-terrace home positioned within a quiet and well-regarded residential cul-de-sac. The property offers well-proportioned accommodation across two floors and would suit a range of purchasers including families, professionals or downsizers.

The ground floor comprises a welcoming entrance hall with a cloakroom, a front-facing fitted kitchen, and a spacious living/dining room to the rear, with double doors opening onto the mainly laid to lawn garden.

Upstairs, the property offers three bedrooms and a family bathroom. The layout provides flexibility for those working from home or requiring additional guest accommodation.

Externally, there is a private driveway with parking for two vehicles. The rear garden enjoys a south-westerly aspect, with a paved patio area, lawn, side access and timber storage shed.

The property is offered to the market with no onward chain and is conveniently located for access to local schooling, the amenities of Amersham town centre, and excellent transport links via the Metropolitan/Chiltern Line station.

Location

Amersham is a highly regarded Chiltern town, combining the convenience of Amersham on the Hill with the character and period appeal of the historic Old Town. Amersham on the Hill

provides an excellent range of high street shops, cafés, restaurants and day-to-day amenities, together with Amersham Station, offering both Metropolitan Line and Chiltern Railways services to London Baker Street and Marylebone.

The Old Town adds a further dimension to the area, with its selection of restaurants, gastro pubs, independent boutiques, period buildings and an Aldi. Amersham is particularly well regarded for its excellent schooling in both the state and independent sectors, notably including Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls in nearby Little Chalfont, which remain a significant draw for many buyers moving to the area.

There is also a broad range of community and leisure amenities, including a library, doctors' surgeries, dentists and the Chiltern Lifestyle Centre, with gym and swimming pool facilities. The area is also well connected by road, with the M25 and M40 both within easy reach.

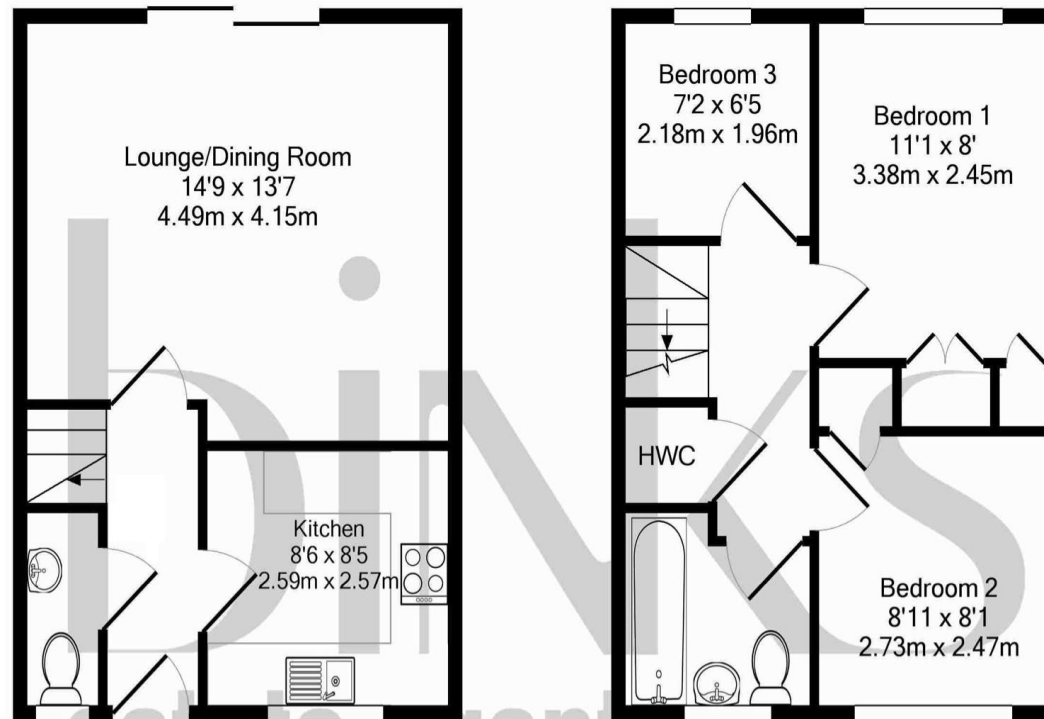
Material Information (Including Costs)

Property Type: Mid-terrace house
Tenure: Freehold
Heating: Gas-fired central Heating
Parking: Driveway parking for two vehicles
EPC: C
Local Authority: Buckinghamshire Council Tax Band - D
£2,586.38 (For the period 2025-2026)

{ A well-presented three-bedroom mid-terrace house situated in a quiet cul-de-sac location within Amersham. The property offers bright and practical living space, a south-west facing garden, and driveway parking.
Available with no onward chain.

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.

