



Chestnut Close

Amersham, Bucks, HP6

binks
estate agent

{The Particulars

Chestnut Close
Amersham, Bucks, HP6

Offers Over: £825,000
Freehold

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

Features

- Detached bungalow
- Spacious hallway
- Fitted kitchen
- Three good sized bedrooms
- Bathroom and en-suite shower room
- Attractive gardens
- Double garage and parking
- Popular residential location
- Chain free
- EPC: D

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The Property

Positioned in a quiet cul-de-sac in a popular Amersham location is this rarely available detached bungalow.

The property has a spacious entrance hall with airing cupboard and coats cupboard.

Fitted kitchen with range of matching wall and base units, built-in oven and induction hob, side door to garden.

The living room is dual aspect with a coal effect gas fire and patio doors to the garden.

There are three good sized bedrooms with a modern en-suite shower room to bedroom one and a family bathroom.

Externally the property has gardens to the side and rear with a patio area, lawn, bushes, shrubs and a range of fruit trees.

The property has a double garage with electric door and driveway parking.

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.

The property is conveniently located for many of Amersham's highly regarded schools including Chestnut Lane and Elangeni infant school. Amersham is well known and sought after for its excellent schooling in both the public and private sector in particular Dr Challoners Grammar School for Boys, with the girls 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 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 F -
£3,548.29 (For the period 2025/2026)

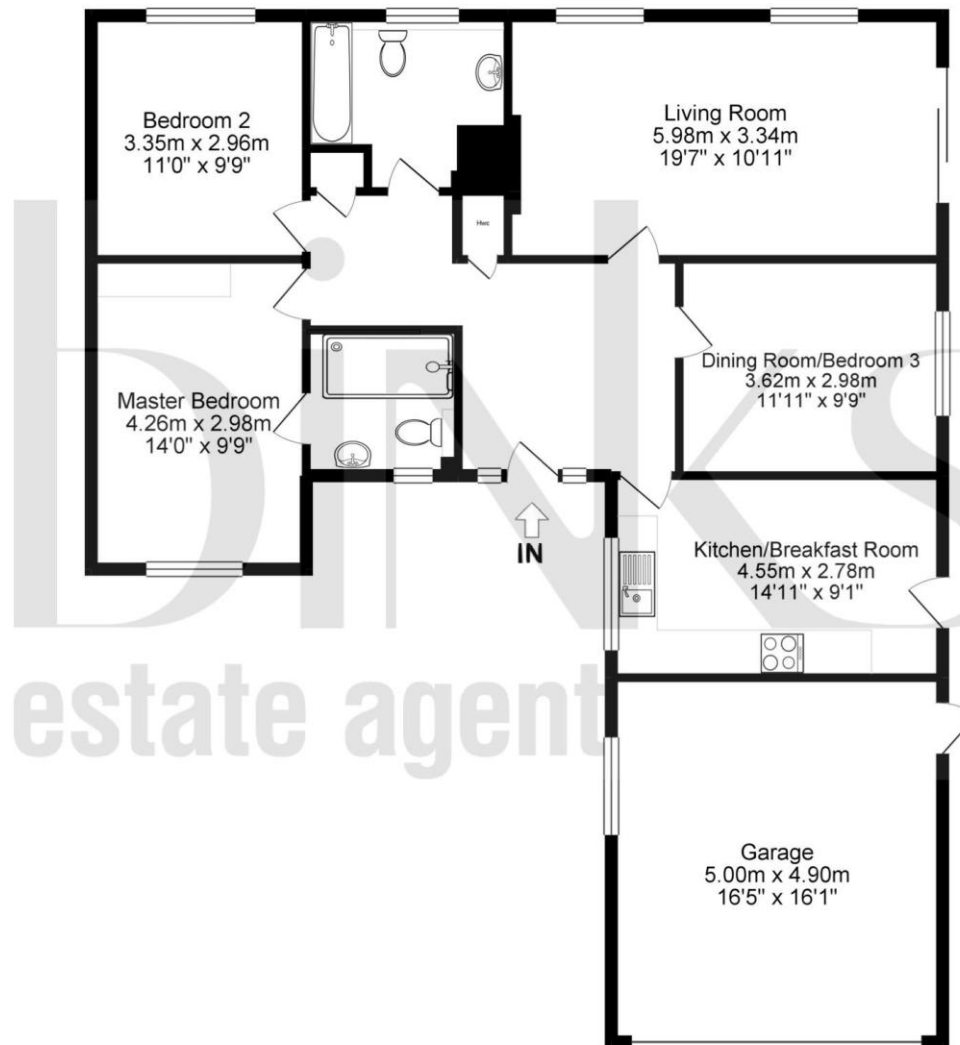
Detached bungalow in a quiet residential location within walking distance to many of Amersham's highly regarded schools including Chestnut Lane and Elangeni infant school. The property has bright and spacious accommodation with a dual aspect living room, three good sized bedrooms, bathroom and en-suite shower room. Double garage, driveway parking and attractive gardens to two sides.

Offered to market chain free.

Chestnut Close, Amersham, Buckinghamshire, HP6 6EQ

Approx. Gross Internal Area

113 Sq M – 1219 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.

