



High View Place

Amersham, Bucks, HP7

binks
estate agent

{The Particulars

High View Place
Amersham, Bucks, HP7

Guide Price: £599,950
Freehold

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

Features

- Quiet private cul-de-sac location close to excellent amenities
- Two allocated parking spaces
- Contemporary interiors throughout
- Modern high-gloss fitted kitchen with fully-integrated appliances
- Large lounge/dining room with bi-folding doors to rear garden
- Two double bedrooms with fitted wardrobes
- En-suite shower room and modern family bathroom
- Front garden with mature shrub landscaping
- Landscaped rear garden with decking, artificial grass and summer house
- Gas Central Heating | EPC: C | **CHAIN FREE**

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The Property

Built by Howarth Homes in 2010, this appealing semi-detached home combines contemporary design with practical living. Quietly positioned within a small private cul-de-sac, the property offers a pleasant sense of seclusion while being well placed for Amersham's excellent range of shops, cafés and transport links, including the Metropolitan and Chiltern Line station.

The accommodation includes an entrance hallway with a cloakroom WC, a large lounge and dining room with bi-folding doors opening directly onto the rear garden, creating a bright and versatile living space. The modern kitchen is fitted with high-gloss wall and base units and a range of fully integrated appliances, providing a clean and contemporary feel.

Upstairs there are two double bedrooms, both with floor-to-ceiling fitted wardrobes. The principal bedroom features an en-suite shower room, complemented by a well-appointed family bathroom, both presented in a modern design.

The rear garden has been attractively landscaped with decking, artificial grass and hard landscaping for low maintenance, together with a useful summer house providing storage or hobby space. The front garden features mature shrub planting, offering an appealing approach to the property, while two allocated parking spaces are located conveniently close by.

The property presents an excellent opportunity for purchasers seeking a modern, low-maintenance home in a quiet yet accessible position within 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.

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 Challoner's 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 D (2,456.51 - 2025-2026)

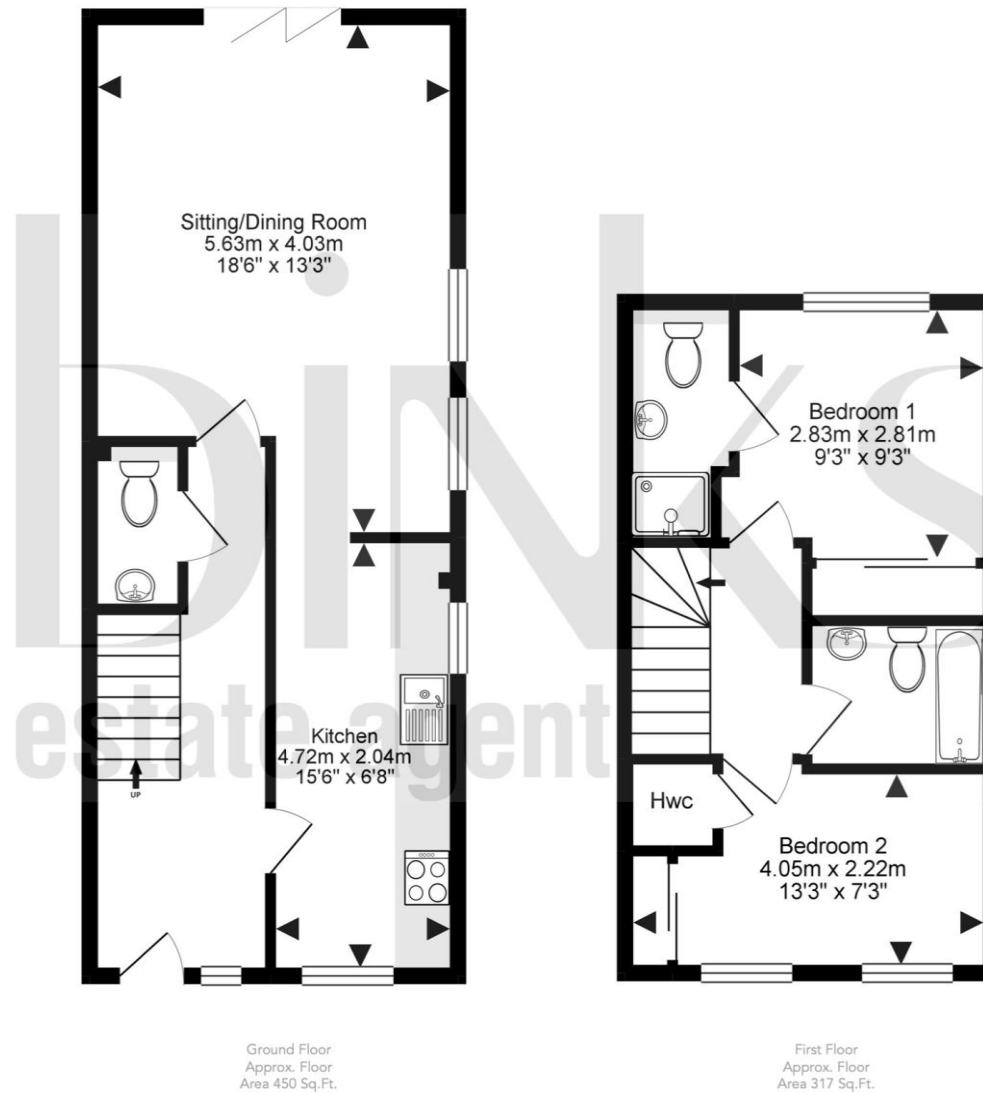
Private Road Maintenance Charge: £425 PA (2025 - 2026)

{ A well-presented, spacious 2-bedroom semi-detached house, offered with attractive gardens and two allocated parking spaces, set in a private cul-de-sac convenient to both Amersham-on-the Hill and the historical Old Town. **CHAIN FREE**

High View Place, Amersham, Buckinghamshire, HP7 9FE

Approx. Gross Internal Area

71 Sq M – 767 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.

