



Hillside Gardens

Amersham, Bucks, HP7

binks
estate agent

{ The Particulars

Hillside Gardens
Amersham, Bucks, HP7

Guide Price: £499,950
Freehold

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

Features

- Freehold terraced home
- Two double bedrooms
- Sought-after cul-de-sac setting
- Entrance lobby
- Ground floor cloakroom/WC
- Sitting room
- Kitchen/breakfast room
- Private east-facing rear garden
- Allocated parking space
- EPC: D | **CHAIN FREE**

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The Property

Set within a sought-after residential cul-de-sac, this two-bedroom freehold terraced home provides balanced accommodation over two floors, together with a pretty rear garden and allocated parking. Hillside Gardens remains a popular Amersham address, well placed for the town centre, station and everyday amenities.

The ground floor layout includes an entrance lobby, cloakroom/WC, sitting room and kitchen/breakfast room. To the first floor are two double bedrooms and a bathroom.

The property also benefits from gas central heating and double glazing. Outside, the rear garden with a private patio and decking adds useful entertaining spaces and the allocated parking space enhances practicality. The result is a freehold home in a convenient and established Amersham location, suited to first-time buyers, downsizers and investors alike.

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 with pressurised heating system

Parking: One allocated residents' parking space, together with unrestricted kerbside parking to the front

Local Authority: Buckinghamshire Council

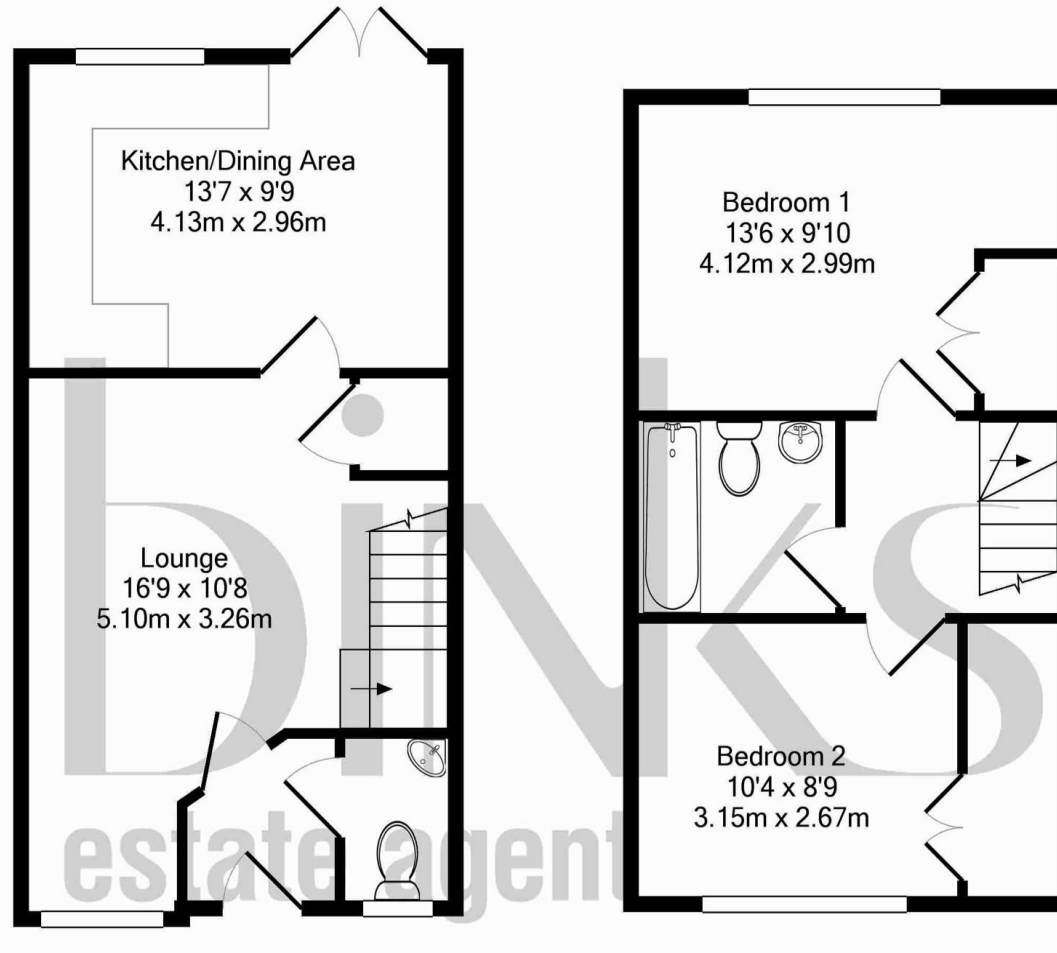
Council Tax Band: D £2,586.38 (for 2026/2027)

EPC: D

{ A **chain free** two-bedroom freehold mid-terraced home, positioned within a sought-after Amersham cul-de-sac, with a private rear garden, allocated parking and balanced accommodation across two floors.

Hillside Gardens, Amersham, Buckinghamshire, HP7 9DX

Approx. Gross Internal Area
64 sq m – 693 sq ft



Ground Floor

First Floor

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.

