



Meadow Bank Close

Amersham, Buckinghamshire, HP7

binks
estate agent

{ The Particulars

Meadow Bank Close
Amersham, Buckinghamshire, HP7

Guide Price: £650,000
Freehold

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

Features

- Three-bedroom semi-detached home
- Sought-after residential area of Amersham
- Generous living room with patio doors to garden
- Kitchen/breakfast room with built-in appliances
- Downstairs WC
- Principal bedroom with en-suite shower room
- Family bathroom
- Attached garage and off-street parking
- Mainly lawned rear garden with large patio area
- Gated side access | EPC: C

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The Property

Set within a sought-after residential area of Amersham, this well-presented three-bedroom semi-detached home offers spacious, practical accommodation arranged over two floors, together with a garage, off-street parking and a recently landscaped private rear garden.

The property is entered via a bright entrance hall, with a convenient downstairs WC. Positioned to the front is the kitchen/breakfast room, fitted with a range of built-in appliances and providing space for a breakfast table, making it well suited to everyday dining.

To the rear, the generous living room provides an excellent main reception space, with patio doors opening directly onto the garden and allowing good natural light into the room.


On the first floor, the landing leads to a well-proportioned principal bedroom with an en-suite shower room. There are two further bedrooms, served by a family bathroom, providing flexible accommodation for family use, guests or those requiring space to work from home.

Externally, the property benefits from an attached garage and off-street parking. The rear garden is mainly laid to lawn, with a large paved patio area providing space for outdoor seating and dining. There is also gated side access.

The property is conveniently positioned for local amenities, schooling options and transport links, making it a practical and attractive home in a well-regarded Amersham setting.

Location

Meadow Bank Close is a small residential close within Amersham Common, well placed for access to the town's day-to-day amenities, local schooling options and Amersham station, which provides both Metropolitan Line and Chiltern Railways services.

 A well-presented three-bedroom semi-detached home situated within a residential cul-de-sac in Amersham, offering well-balanced accommodation, a recently landscaped rear garden, garage and off-street parking. The property includes an entrance hall with downstairs WC, a fitted kitchen/breakfast room and a generous living room with doors opening directly onto the garden. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

The position offers a convenient setting for those looking to enjoy Amersham's established residential surroundings while remaining within reach of the town centre, surrounding countryside and wider transport links.

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: Semi-detached house

Tenure: Freehold

Heating: Gas-fired central heating

Parking: Off street parking space and garage

EPC: C

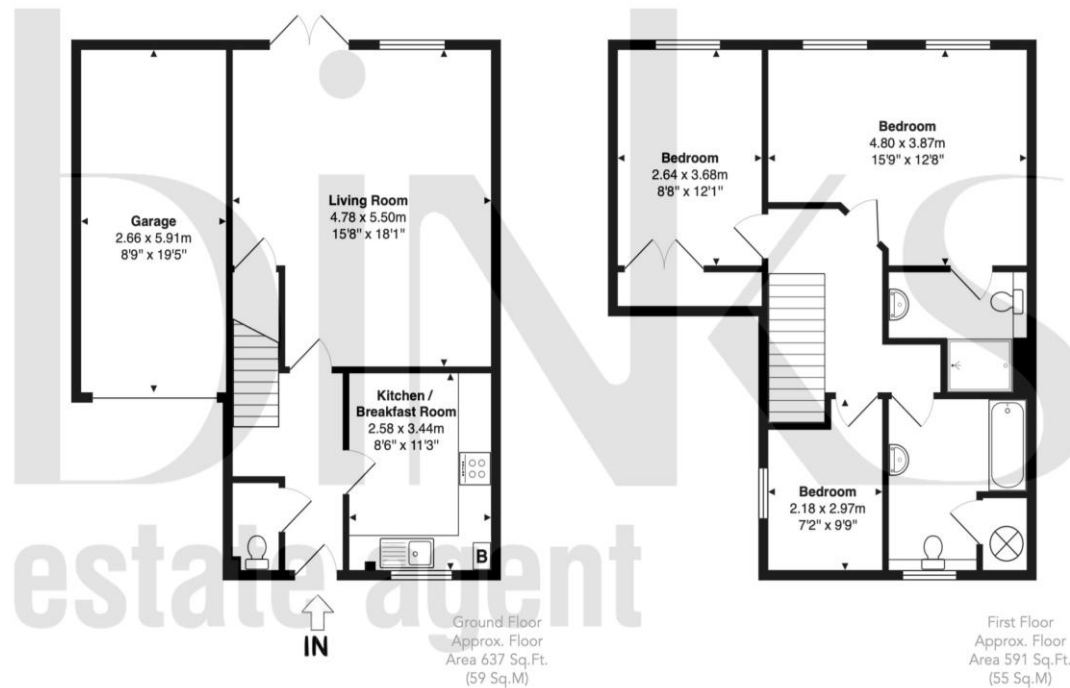
Local Authority: Buckinghamshire Council Tax - Band E - £3,161.13
(For the period 2026-2027)

Private Road Service Charge: £828 Per Annum

Meadow Bank Close, Amersham, HP7 9FD

Approx. Gross Internal Area

114 Sq M – 1228 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.

