



## Oakfield Close

*Amersham, Buckinghamshire, HP6*

**binks**  
estate agent

# { The Particulars

Oakfield Close

Amersham, Buckinghamshire, HP6

**Guide Price: £795,000**  
Freehold

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Attractive four-bedroom mid-terrace home
- Sought-after private cul-de-sac location
- Walking distance to Amersham town amenities and station
- Metropolitan line and Chiltern Railways connections into London
- Garage in block with light and power
- Visitor parking available within the close
- Sitting room with feature gas fireplace
- Principal bedroom with fitted wardrobe storage and en suite shower room
- Private rear garden with patio, lawn, mature planting and gated access
- EPC : D | **CHAIN FREE**

## Binks Estate Agents

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## The Property

The property is approached within Oakfield Close, a private residential cul-de-sac benefitting from visitor parking and a well-regarded location close to the heart of Amersham.

The entrance hallway provides a welcoming first impression and serves as the central point of access to the main ground-floor rooms, with glazed double doors opening into the sitting room and separate doors leading to the dining room, kitchen and downstairs cloakroom/WC. There is also a useful downstairs storage cupboard.

The sitting room is a comfortable and inviting space, featuring a gas fireplace and a front-facing window. The kitchen is accessed from the entrance hallway and is fitted with a range of wall and floor-mounted units, complemented by practical work surfaces, tiled flooring and a window overlooking the rear garden.

Positioned to the rear of the property, the dining room provides a generous space for family dining or entertaining, with a patio door opening directly onto the rear garden.

To the first floor, the landing provides access to the loft space, together with two useful airing/storage cupboards. The principal bedroom overlooks the rear garden and benefits from built-in wardrobe storage and an en suite shower room fitted with a white suite. There are three further bedrooms, comprising an additional double bedroom to the front with built-in wardrobe storage, together with two single bedrooms, offering flexibility for children, guests or home working. The family bathroom is fitted with a white suite and part-tiled walls.

Externally, the rear garden is mainly laid to lawn and enhanced by mature shrubs, creating a pleasant and established outside space. There is a large patio area, ideal for outdoor seating, together with a garden shed and gated rear access. The property also benefits from a garage located in a nearby block, complete with light and power.

## 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: 4 Bedroomed Mid Terraced House

Tenure: Freehold

Heating: Gas Fired

Parking: Private Driveway, Single Garage and Visitors Parking in Development

EPC: D

Local Authority: Buckinghamshire Council: Council Tax Band F  
£3,735.88 PA (for the period 2026-2027)

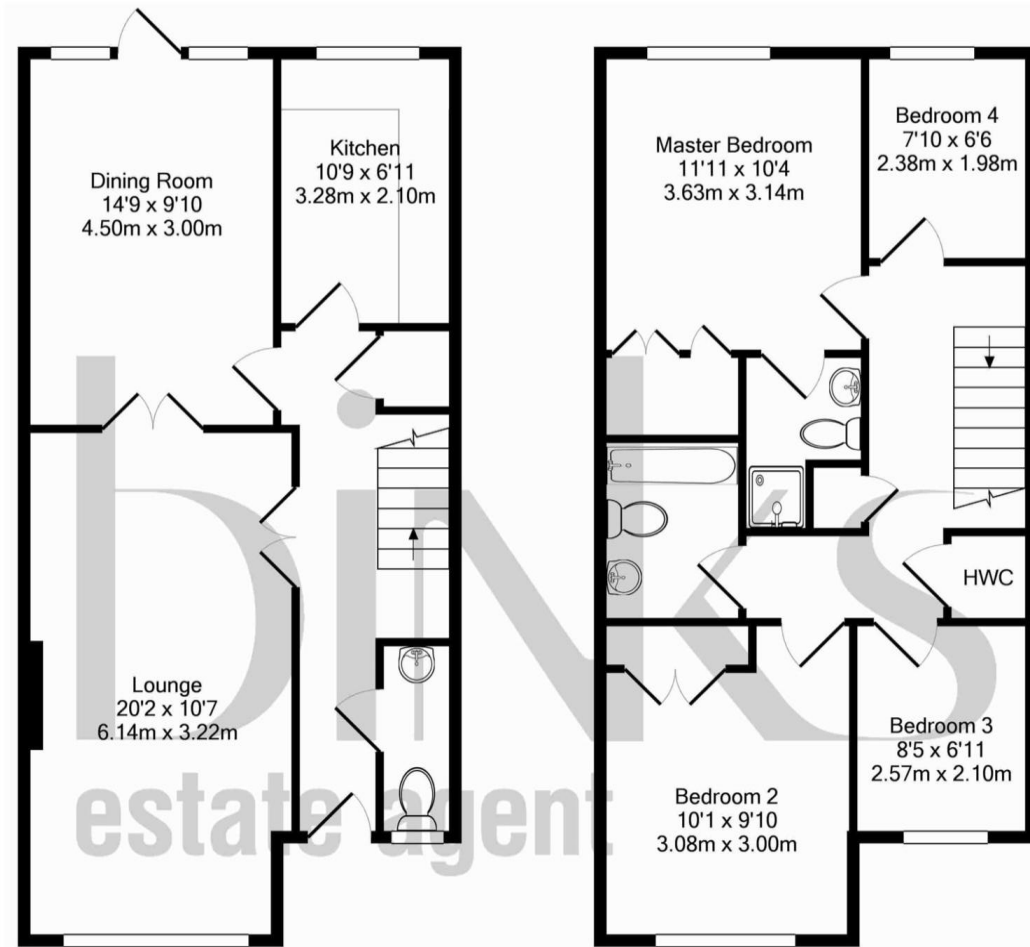
Estate Charges: £292.16 PA (1 Dec 2025 - 30 Nov 2026)

Set within a sought-after private cul-de-sac, just a short walk from Amersham town centre and station, this attractive chain-free four-bedroom mid-terrace home offers well-balanced family accommodation, a private rear garden and a garage in a nearby block. Ideally positioned for local amenities and excellent London connections via the Metropolitan line and Chiltern Railways, the property combines a convenient location with a tucked-away residential setting.

# Oakfield Close, Amersham, Buckinghamshire, HP6 5TA

Approx. Gross Internal Area

104 sq m – 1116 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.

