

**42 Pomeroy Close, Amersham,
Buckinghamshire, HP7 9BW**



ROBSONS
RESIDENTIAL SALES

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A 4/5 bedroom semi-detached house situated in this highly regarded private cul-de-sac location. The property offers good sized family accommodation in this larger than average splayed plot and provides ample opportunity for enlargement, subject to the usual consents.

Freehold - EPR: C - Council Tax Band: E

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 0.75 miles from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencers and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls) and Amersham High. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only
via

Robsons Estate Agents

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Directions: From our Amersham office, proceed down Hill Avenue and turn right at the mini-roundabout and left at the next mini-roundabout into Station Road. Just before the bottom of Station Road turn left into First Avenue and at the top of the hill turn left into Hundred Acres Lane and then take the first turning on the right into Pomeroy Close.

<https://w3w.co/share.dated.stored> - [///share.dated.stored](https://w3w.co/share.dated.stored) This what3words address refers to a 3 metre square location. Enter the 3 words into the free what3words app to find it.

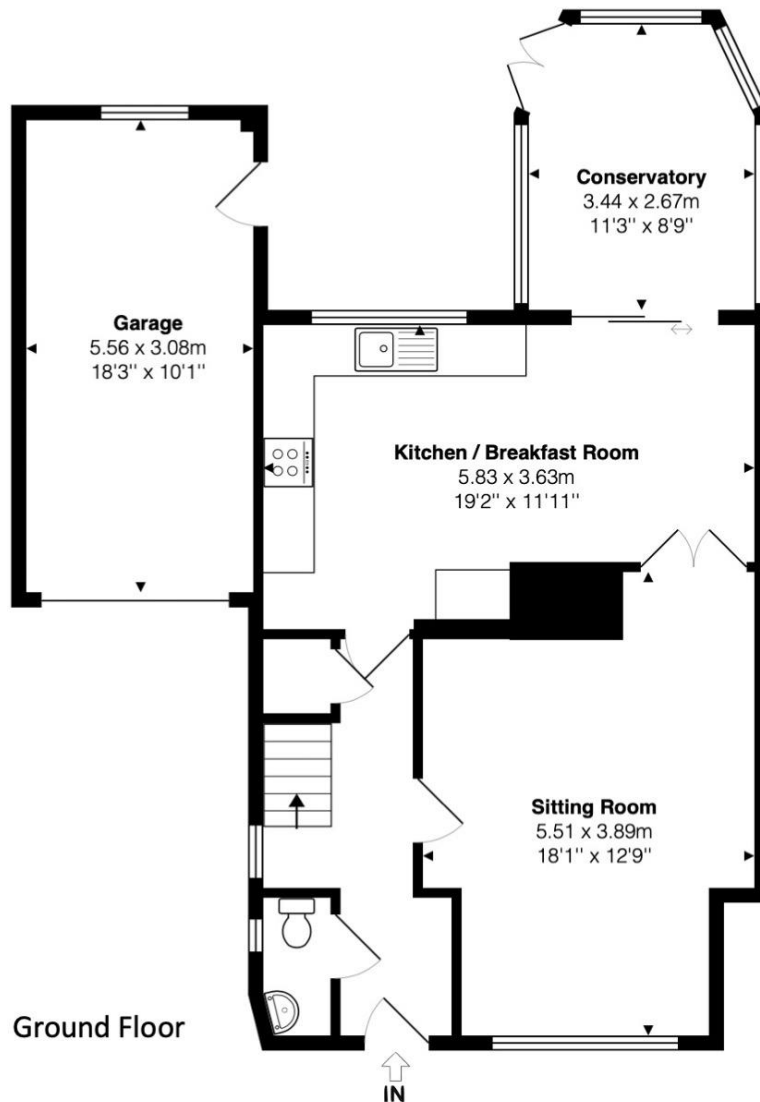
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

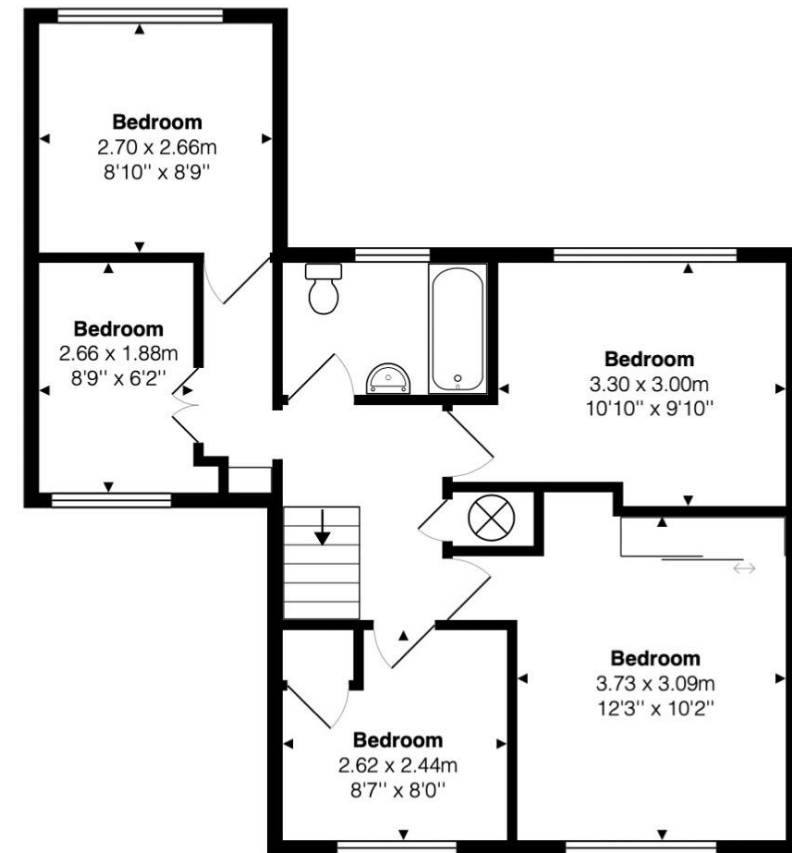
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Approx. Gross Area
127 sq m – 1369 sq ft



Approx. Floor
Area 786 Sq.Ft.
(73 Sq.M)



First Floor

Approx. Floor
Area 583 Sq.Ft.
(54 Sq.M)

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. 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 mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

