



STEVEN ROSENTHAL

exp[®] UK

@ steven.rosenthal@exp.uk.com

🌐 .stevenrosenthal.exp.uk.com

☎ 07884 131 817

17 Grimsdells Lane, Amersham, Buckinghamshire, HP6 6HF

**A bright and characterful four bedroom
detached family home in central Amersham.**

- Charming four bedroom detached house
- Highly convenient location in central Amersham
- Beautifully presented accommodation
- Three bright reception areas and conservatory
- Modern kitchen, practical utility room and cloakroom
- Contemporary family bathroom
- Delightful mature landscaped gardens
- Excellent scope to extend subject to usual consents
- Catchment for Chestnut Lane and Elangeni Primary
- No onward chain

A charming four-bedroom detached home, ideally situated in the heart of central Amersham, close to the town centre and mainline station, offering fast rail access into London. Beautifully presented throughout, the property offers versatile accommodation including a welcoming entrance hall, three bright reception areas, conservatory, modern kitchen, practical utility room and cloakroom. Upstairs are four bedrooms and a contemporary family bathroom, all accessed from the landing. Outside, the delightful mature landscaped gardens wrap around the house, creating a lovely private setting with a variety of spaces for relaxing and entertaining. Parking is available on-street, with the house accessed via a private walkway off Grimsdells Lane. The property is ideally positioned for families, being within the catchment areas for the highly regarded Chestnut Lane and Elangeni Primary Schools, as well as the renowned Dr Challoner's schools. There is excellent potential to extend further S.T.P.P. No onward chain.



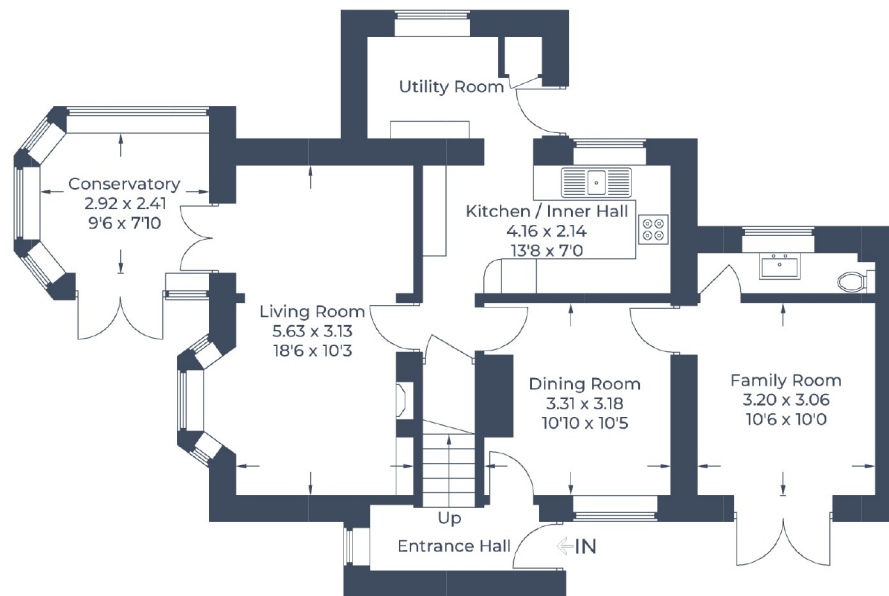


Amersham is a highly sought-after market town in Buckinghamshire, set in the Chiltern Hills AONB. It offers a mix of historic charm and modern amenities, including shops, restaurants, pubs, parks, and the Chiltern Lifestyle Centre. Excellent transport links via the Met. Line from Amersham Station provide direct access to London Marylebone (Chiltern Rail). The area is also known for its top-rated schools, including the Dr Challoner's Grammar and High Schools.

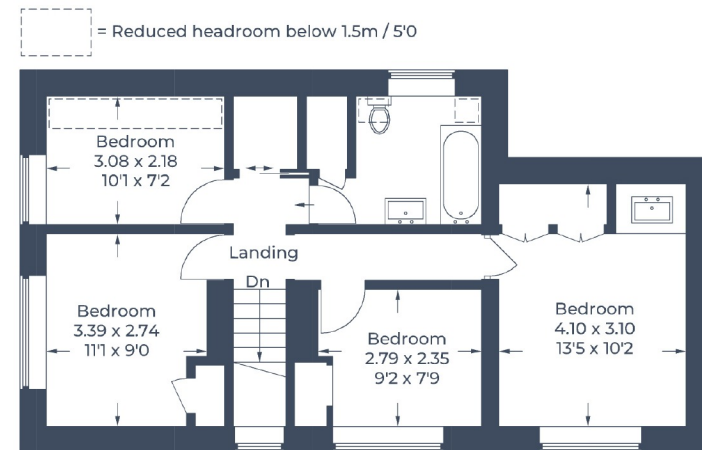
Tenure: Freehold | EPC Rating: F | Council Tax Band: F



Approximate Gross Internal Area
133.4 sq m / 1,436 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing