



39 Woodside Avenue | Amersham | Buckinghamshire | HP6 6BQ

£1,100,000

JOHN NASH & CO.

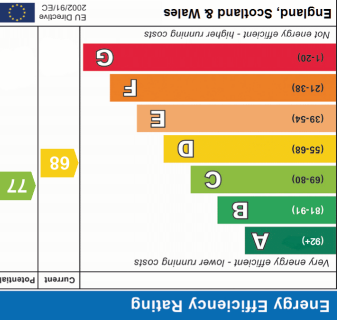
Open Plan Kitchen/Dining/Sitting Room | 4/5 Bedrooms | Study and Bonus Loft Room | High Ceilings and Character Fireplaces |
Separate Single Garage | Close to Highly Regarded Schools and Train Station | Sought After Chesham Bois Location

39 Woodside Avenue, Amersham, Buckinghamshire, HP6 6BQ

Approx. Gross Area
203 sq m – 2187 sq ft (incl Garage)



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.





Nestled in the heart of Chesham Bois, this immaculately presented semi-detached home, with accommodation over three floors, combines a perfect blend of character with contemporary family living. Thoughtfully extended and meticulously maintained, there is a wonderful sense of space with bright and well proportioned rooms and high ceilings throughout. The location is ideal with its proximity to excellent schooling such as Elangeni Primary School and Dr Challoners Grammar School along with being in walking distance of the train station and town centre amenities.

THE PROPERTY

The Ground Floor

A most welcoming entrance hall greets you on arrival with your eye immediately drawn down towards the open plan kitchen being the heart of the home for family living and entertaining. This is a wonderful space with a cream coloured fitted kitchen with a breakfast bar worksurface and ample storage units. The spacious dining area has bifold doors leading onto the garden patio and wraps around into the cozy sitting room with an ornate wood burning fireplace, feature bay window and hardwood floors. The ground floor accommodation is further made up of a handy study/office space, a utility room with space for a washing machine, fridge and storage cupboards, and finally a downstairs WC.

The First Floor

The bright landing leads to four generous double bedrooms all of which will easily house wardrobes, desks, cabinets etc. Two of the bedrooms already contain wardrobe units and all are beautifully decorated and filled with plenty of natural light. The landing which contains two good sized storage cupboards also leads to the modern family bathroom with both a bath and separate shower and underfloor heating.

The Second Floor

A superbly versatile space that can quite easily serve as a fifth bedroom, a teenager retreat, studio or large home office - offering flexibility to suit your lifestyle needs today and as they may adapt over the years.

Outside

A nicely landscaped front garden with parking to the front and a pretty blue front door provides excellent curb appeal for this property. The rear garden is equally attractive providing a mix of patio for outdoor dining, a central lawn area and a lovely rear section of pebble dash for additional outdoor lounging and entertaining. There is a separate single garage accessed from the rear which also provides parking for one vehicle to the front of the garage.

Council Tax Band F £3,409.68 2025/2026 Rates

Location

Chesham Bois is an attractive village with a Common, War Memorial and a Village Church along with a few local shops including a popular local butchers. The area boasts highly sought after schooling with a choice of very well regarded private and state schools including the renowned Dr Challoners Grammar School and Elangeni School, located on Woodside Avenue, thus being just a couple of minutes walk to the school. The more extensive amenities of Amersham with its wide variety of shops, restaurants, along with community services and the Chiltern Lifestyle Centre and excellent connections to London via Amersham Station (Metropolitan and Chiltern Lines) are located approximately one mile from the property.

