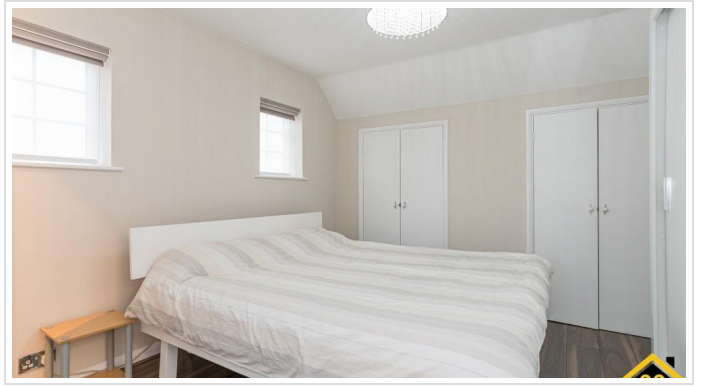


3 Bed Detached In Amersham Road , Little Chalfont, Amersham, HP6 6SE

£997,950





SHORT DESCRIPTION

Property Ref: 14107 Private driveway for 2 cars and leafy front garden and additional parking at the rear of the property. Electric car charger installed for nightly car charging. Double glazing throughout. Gemstone door knobs for a stylish chic finish. Flexible Bedroom 3/Study for those working from home. Chrome light switches and usb charging points. Polished wood floors to both ground and first floor provide for good hygiene. Barn door feature bathroom with his and hers sinks, feature demisting mirror with Bluetooth speaker connection. Rain shower and additional shower unit. Modern recently installed Kitchen with farmhouse sink, American style fridge freezer; 5 spoke gas hob, soft closing drawers and high end built-in oven and dishwasher. Laundry/Utility room with recently installed combi boiler and separate washer/dryer with additional sink unit. Open Plan Living room / Dining room with Gas Fireplace; French double doors which lead onto garden decking. High Speed Broadband is available. Landing with access to ample loft space with ladder for additional storage. Master Bedroom with space for Super King size Bed, built in storage/wardrobes and en-suite bathroom. Bedroom Two with space for Super King size bed, Built in storage cupboard. WC with wash hand basin. Low maintenance south west facing garden with decking, ideal for BBQ's. Shed to the side of the property and garage at the back leading to additional private parking to the rear of the house. Location: For families, prime catchment area for both highly sought after outstanding state and grammar schools. Schools are within a short walk. For Leisure: Picturesque walks to the AONB Chiltern area 5 mins from the property. Ideal for dog walkers/cycling or for those who simply enjoy the outdoors. Chess Valley walk is considered one of the best walks in the Buckinghamshire area; For wellbeing, Westwood park (3 mins) is an excellent place for exercise or a place for kids to burn some energy in an action packed playground. Little Chalfont also has an array of local sporting activities; Football, Badminton, Cricket team and Tennis Club for all ages. Amenities: Great local pubs walking distance; The Bedford Arms, The Metropolitan, De Vere Latimer estate and some excellent events are held at Chenies house over the summer. Little Chalfont high street provides a selection of different amenities from groceries, restaurants, bakery, hairdresser and artisan coffee shops; 10 min drive to Amersham or Old Amersham which has a larger array of shops and restaurants. The train station is within a 6 minute walk and has excellent links into London via Chiltern line and Metropolitan line. 34 mins to London Marylebone and is valid for Oyster card travel. Property Type: Detached Full selling price: £997950.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: F EPC rating: D Measurement: 1307 Sq. Feet Outside Space: Front Garden, Rear Garden, Patio Parking: Allocated, Garage, Driveway, Private, Off street Heating Type: Gas Central Heating, Solar Powered, Double Glazing, Oil Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied.

3

Bed Room(s)

3

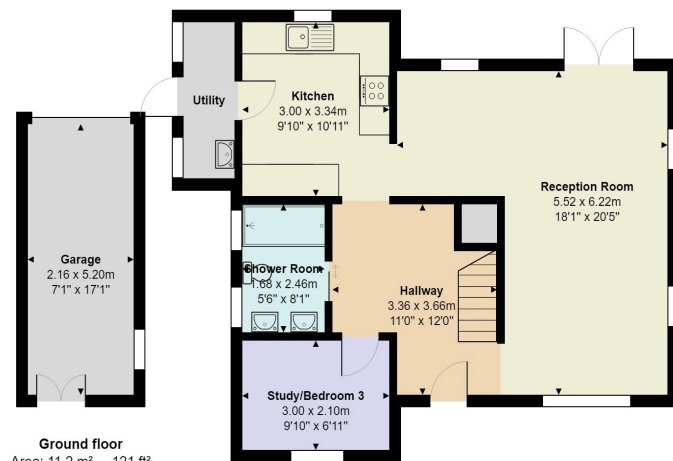
Bath Room(s)

1

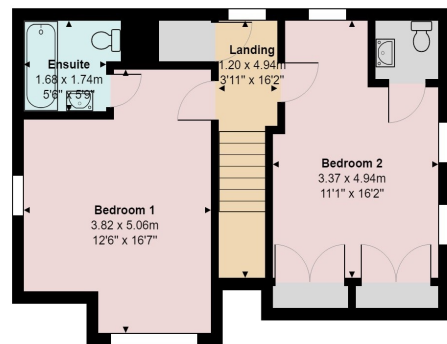
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor
Area: 63.6 m² ... 684 ft²



First Floor
Area: 46.6 m² ... 501 ft²

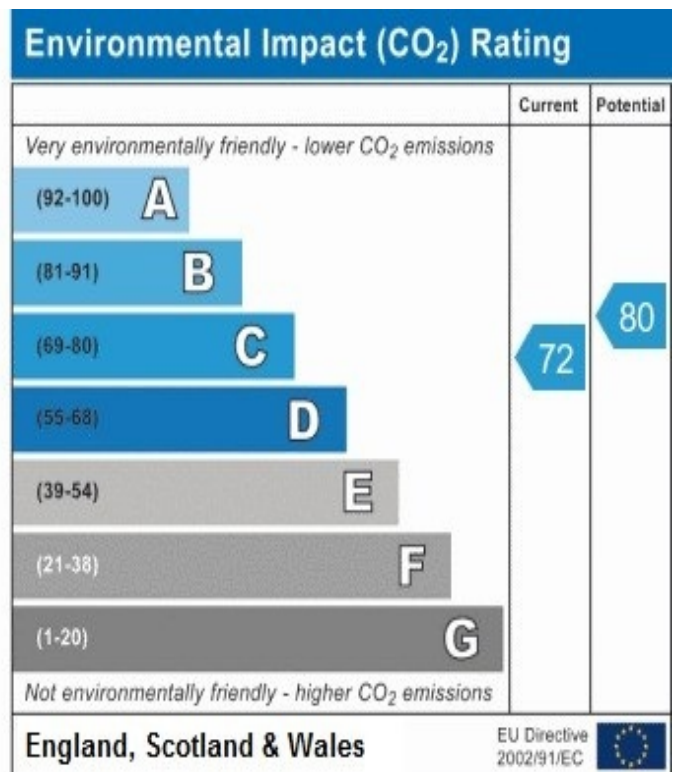
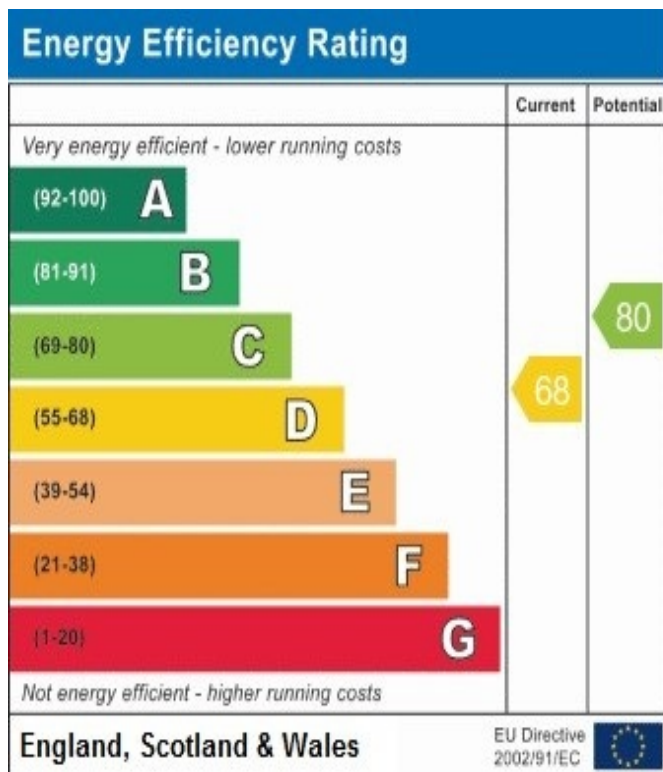
Total Area: 121.4 m² ... 1307 ft²

All measurements are approximate and for display purposes only

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



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