

9 Loudhams Road, Little Chalfont,
Buckinghamshire, HP7 9NY

ROBSONS
RESIDENTIAL SALES

9 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NY

A beautifully presented 3 bedroom semi-detached house situated in this sought no-through road only a few moments' walk from the amenities and station of Little Chalfont. The property enjoys a corner plot with a detached garage (partly used as a home office) and a private rear garden with an average depth of 50ft. Freehold - EPR: C - Council Tax Band: E

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London for all work and socialising needs, a short walk from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Viewing by appointment only
via
Robsons Estate Agents
Station Approach
Little Chalfont
Buckinghamshire
HP7 9PR
Tel: 01494 724999
email: property@robsonsbucks.com



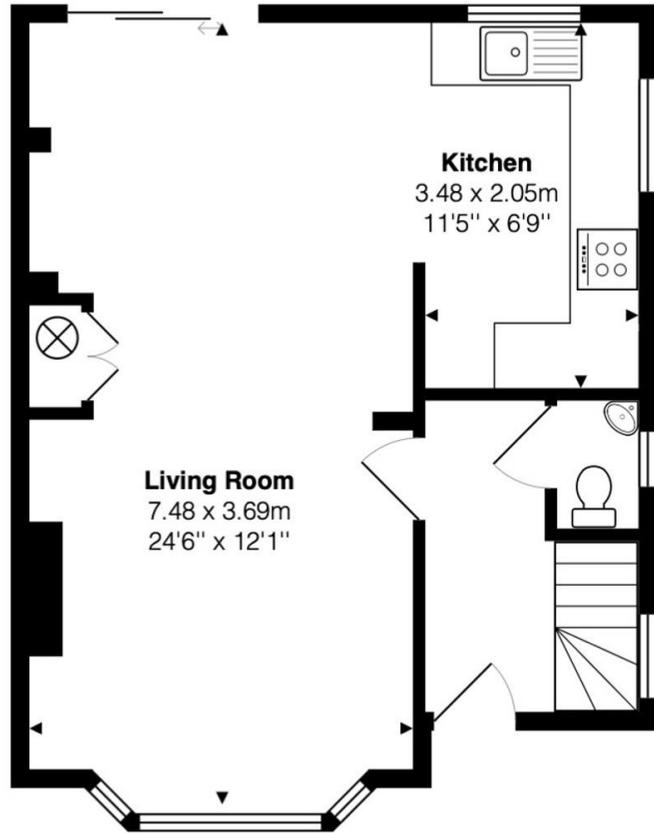
Directions: From our Little Chalfont office turn right onto the A404 proceeding through the main shopping parade. At the roundabout go straight across into White Lion Road. Loudhams Road is the first turning on the right and the property can be found on the right-hand side.

* 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.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

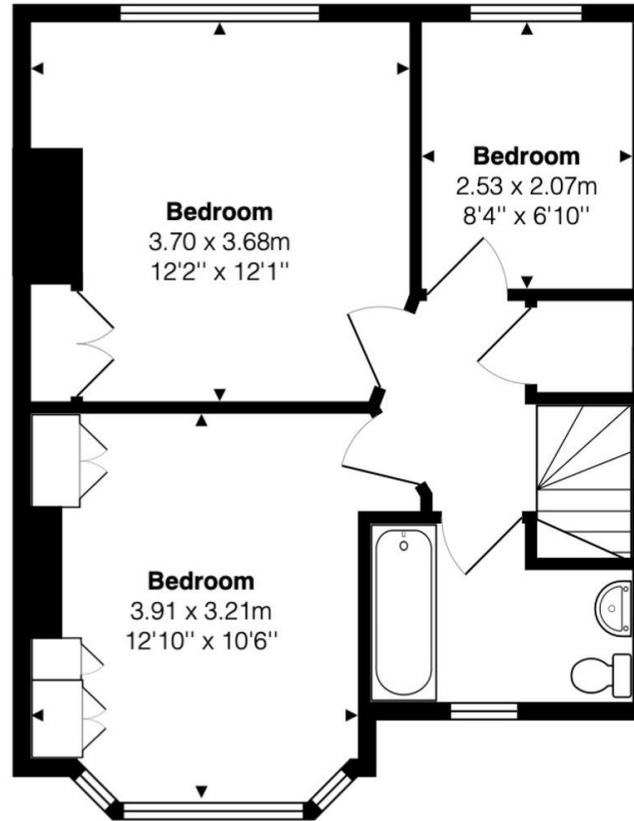
9 Loudhams Road, Little Chalfont, HP7 9NY

Approx. Gross Area
92 sq m – 994 sq ft



Approx. Floor Area 449 Sq.Ft. (42 Sq.M)

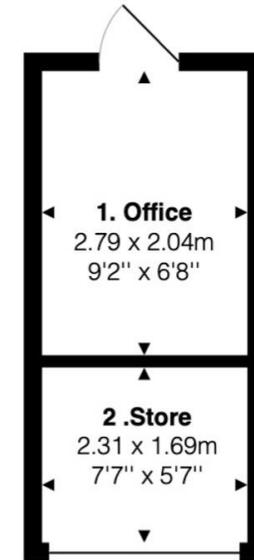
Ground Floor



Approx. Floor Area 446 Sq.Ft. (41 Sq.M)

First Floor

Garage (Informally converted into 1. office 2. Store)



Approx. Floor Area 100 Sq.Ft. (9 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.

