

1 Cavendish Close, Little Chalfont,
Buckinghamshire, HP6 6QD



ROBSONS
RESIDENTIAL SALES

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Situated in a popular location, this 4-bedroom extended semi-detached family home offers proportionate accommodation throughout. On entering the property, the entrance hall leads on to a light and spacious sitting room of approximately 22ft in length. Situated off the sitting room is a fitted kitchen, with both rooms enjoying views onto the rear garden. On the first floor there are four bedrooms and a family bathroom. Outside there are gardens to the front and rear of the property with the rear gardens extending to approximately 60ft length. There is an integrated garage with light and power and off-street parking.

Freehold - EPR: D - Council Tax Band: D

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, approx. 1 mile 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

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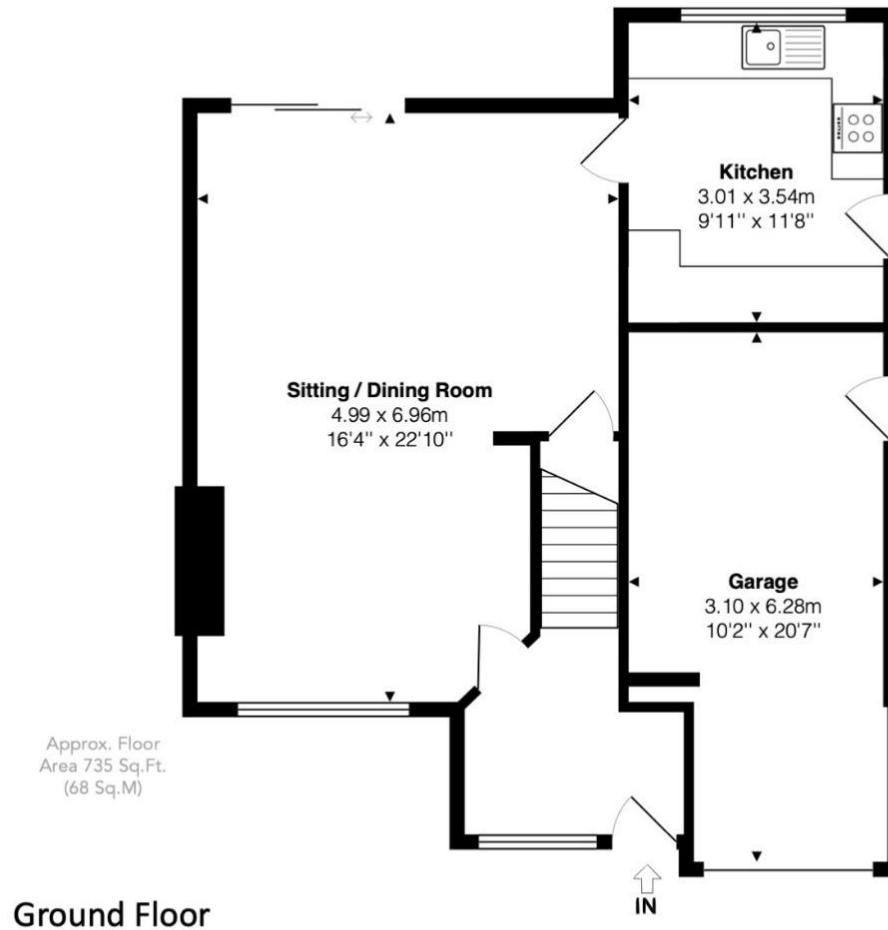
Directions: From our Little Chalfont office turn right and proceed along the A404, turning right onto Bell Lane at the traffic lights. Turn second right into Elizabeth Avenue and first right into Cavendish Close. The property can be found a little way along on the right-hand side.

* 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.

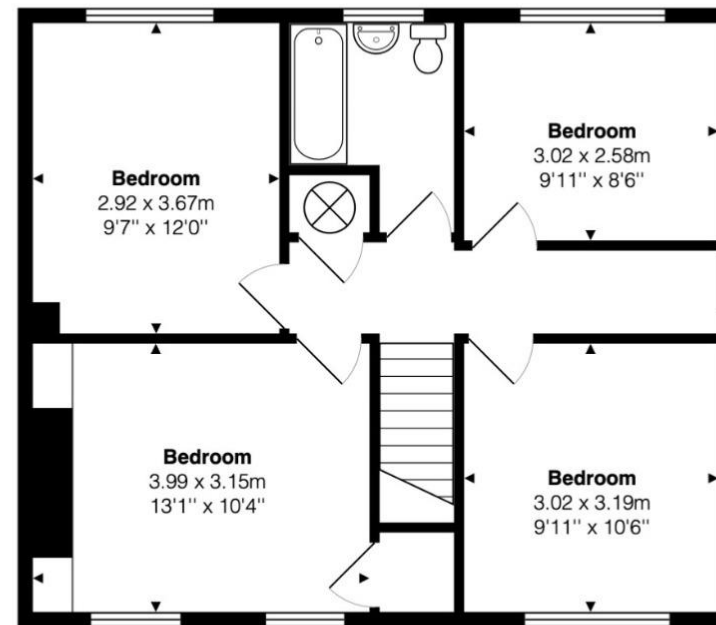
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Approx. Gross Area
125 sq m – 1343 sq ft



Ground Floor



First Floor

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.

