



39 Beechwood Avenue, Little Chalfont, HP6 6PN

ROBSONS
RESIDENTIAL SALES

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A very well presented 5 bedroom detached house, offering excellent accommodation for the growing family, in this highly sought after and well regarded avenue with easy access to Chalfont & Latimer station as well as Westwood Park and the Chess Valley. The property sits in a superb mature, landscaped plot of approximately 0.4 of an acre with a rear garden measuring approximately 185ft - all with a delightful tree-studded backdrop. There are four independent reception areas, five bedrooms with an en-suite and two further independent bath/shower rooms, along with generous parking and a double garage.

Freehold - EPR: C - Council Tax Band:G

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 service to Central London for all work and socialising needs, approx. 0.6 miles 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 recently refurbished '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), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; 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



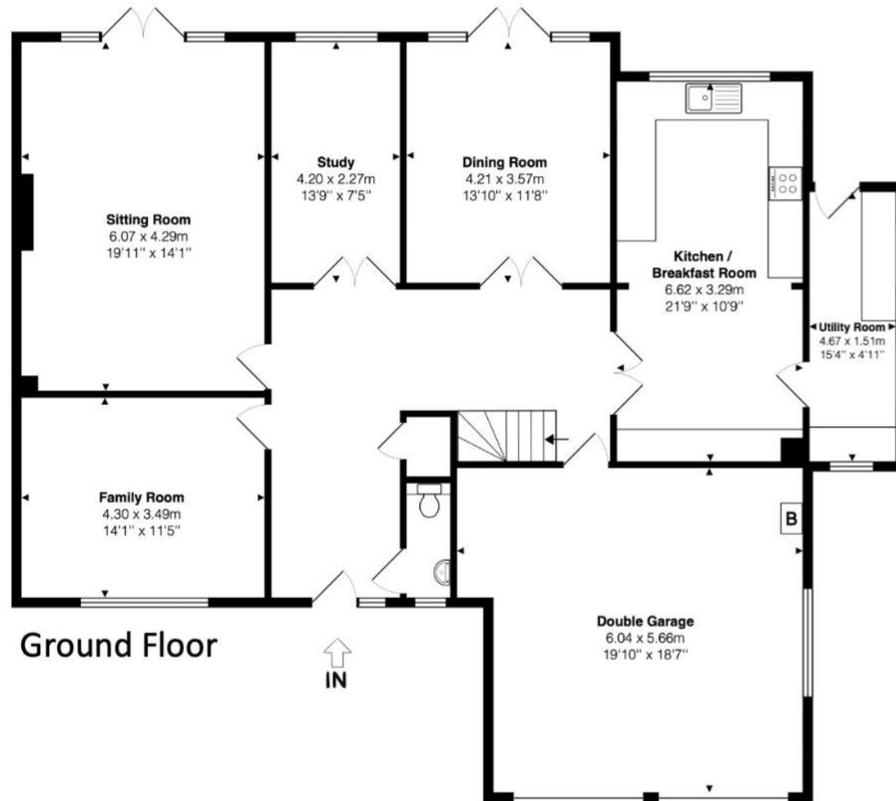
Directions: From our Little Chalfont office turn left onto the A404 proceeding under the railway bridge and take the second turning on the left into Elizabeth Avenue. Take the third turning on the right into Chenies Avenue then turn left into Beechwood Avenue just after the entrance to Westwood Park. 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.

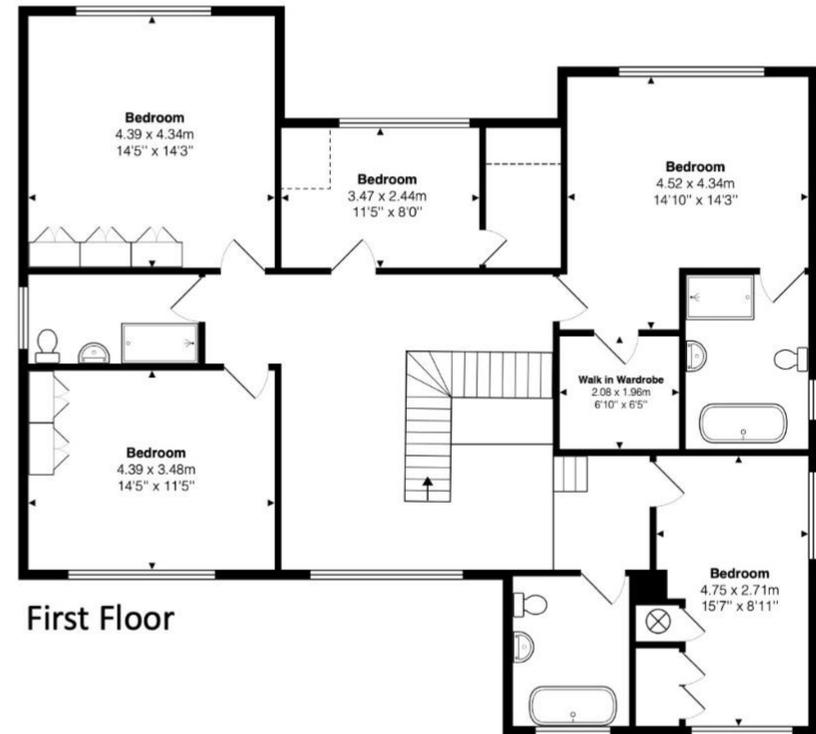
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Approx. Gross Area
290 sq m – 3117 sq ft



Approx. Floor Area 1689 Sq.Ft. (157 Sq.M)



Approx. Floor Area 1428 Sq.Ft. (133 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.

