



25 Beechwood Avenue, Little Chalfont,  
Buckinghamshire. HP6 6PN

**ROBSONS**  
RESIDENTIAL SALES



# 25 Beechwood Avenue, Little Chalfont, Buckinghamshire, HP6 6PN

**A very well presented detached house situated in this highly regarded tree-lined avenue and sitting in a superb mature plot with an average depth of 225ft with a beautiful tree-studded backdrop. The property has been the subject of thoughtful remodelling by the current owners to create an excellent, well proportioned family home along with the potential to enlarge further, if required, and subject to the usual consents. The property is ideally located in this sought-after Avenue offering easy access to the station and amenities of Little Chalfont, Westwood Park and the beautiful Chess Valley. Freehold. EPC rating: 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 services to Central London for all work and socialising needs, just over half a 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).



Viewing by appointment only  
via  
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**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. The property can be found on the right-hand side.

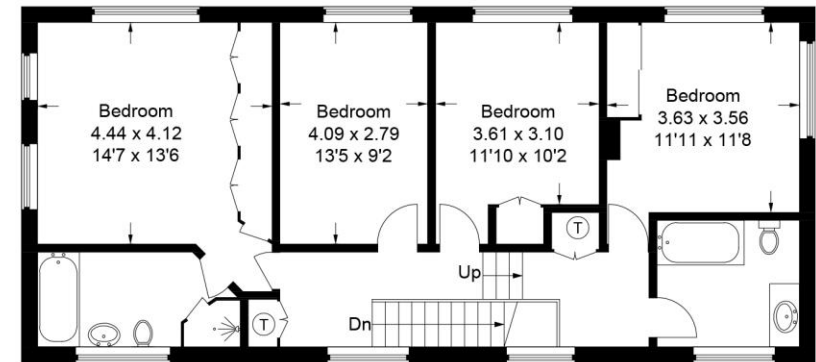
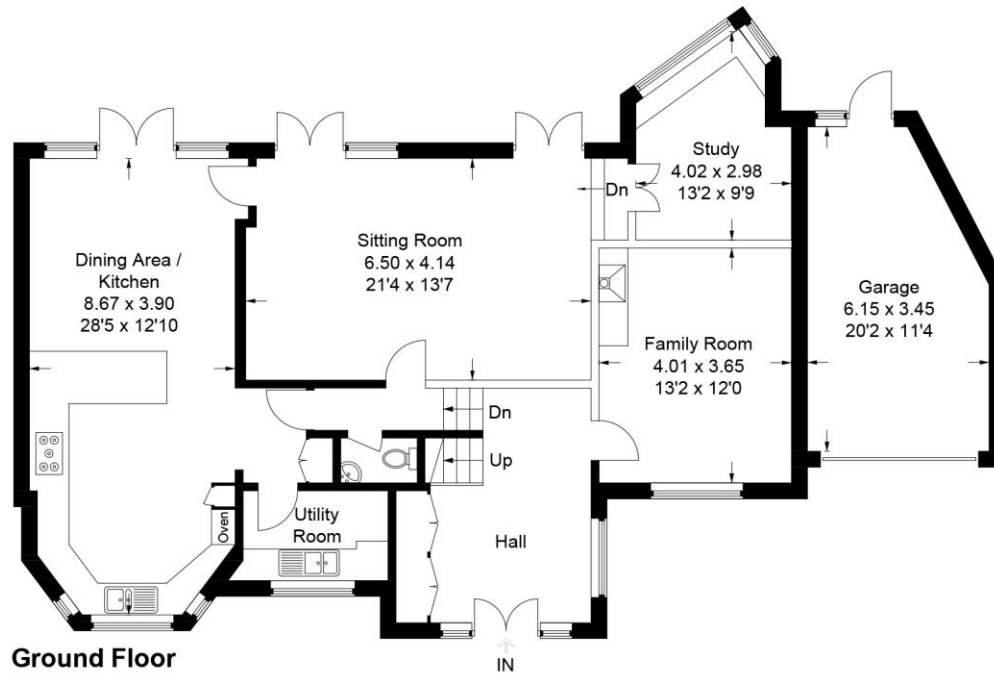
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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

## 25 Beechwood Avenue, Little Chalfont, HP6 6PN

Approximate Gross Internal Area  
Ground Floor = 118.3 sq m / 1,273 sq ft  
First Floor = 88.9 sq m / 957 sq ft  
Garage = 19.0 sq m / 204 sq ft  
Total = 226.2 sq m / 2,434 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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