



**12 Chandos Close, Little Chalfont,
Amersham, Buckinghamshire, HP6 6PJ**

ROBSONS
RESIDENTIAL SALES

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Set in this highly regarded and sought after cul-de-sac location, The Glades sits in a superb, private splayed plot with an average depth of approximately 120ft offering ample opportunity to enlarge, subject to professional advice. There is a partially instigated consent (see Buckinghamshire County Council Website Application No. PL19/0479/FA) from 2019 for a side extension and loft conversion. The property currently enjoys flexible accommodation to suit most families, with a large, part-vaulted, sitting room along with a good-sized dining/family room and two double bedrooms. There is driveway parking and a detached garage.

Freehold. EPC rating: D. 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, approx. 0.8 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 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the Lifestyle Centre (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 (Boys & Girls) 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

Robsons Estate Agents

Station Approach

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Directions: From our Little Chalfont Office turn left onto the A404 and follow the road under the railway bridge. Take the second turning on the left into Elizabeth Avenue and the first turning right into Chenies Avenue. At the end of Chenies Avenue turn left into Beechwood Avenue. Chandos Close can be found on the left hand side towards the end of Beechwood Avenue.

* 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.

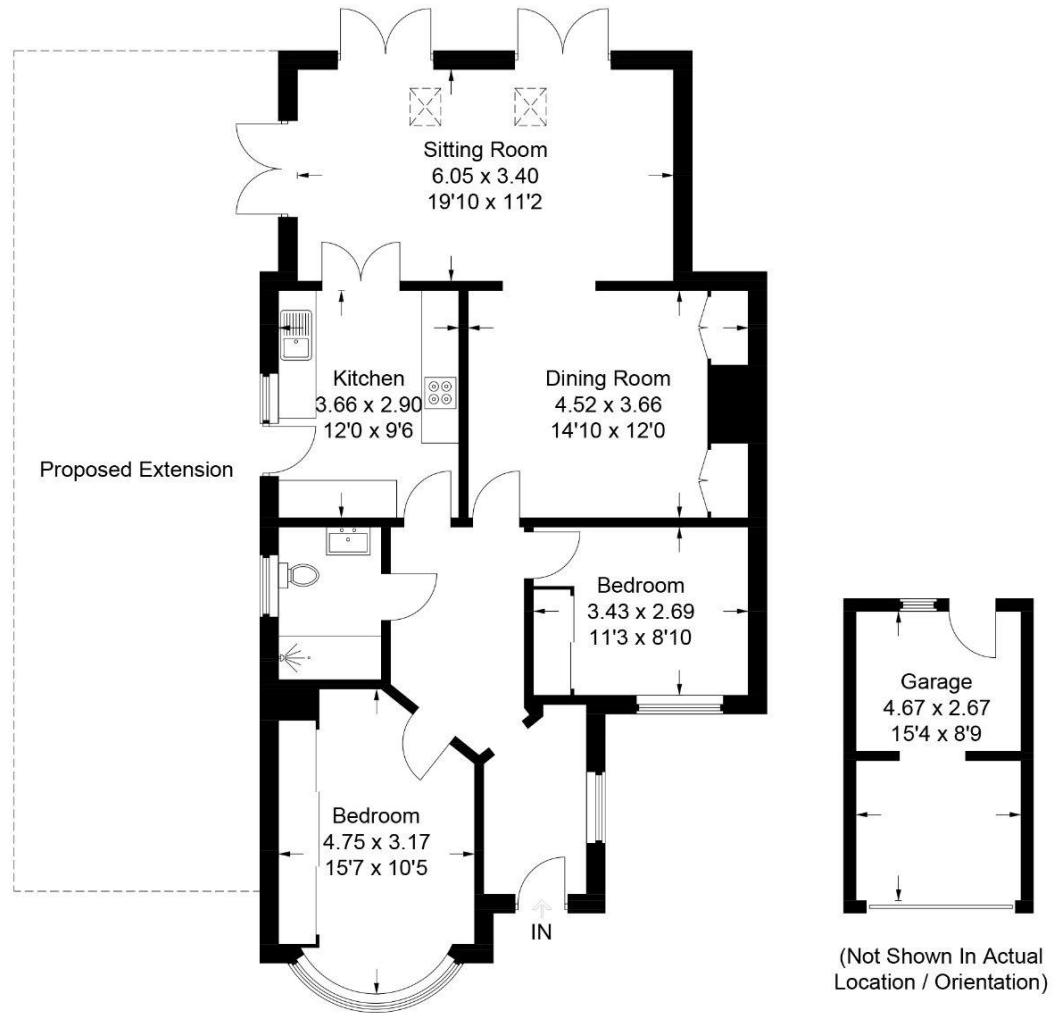
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Approximate Gross Internal Area = 91.3 sq m / 983 sq ft

Garage = 12.3 sq m / 132 sq ft

Total = 103.6 sq m / 1,115 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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