



48 Beechwood Close, Little Chalfont,  
Buckinghamshire, HP6 6QU

**ROBSONS**  
RESIDENTIAL SALES

# 48 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QU

**A superb opportunity to purchase a 3-bedroom semi-detached property with mature 100ft westerly facing rear garden and single garage, situated in this popular cul-de-sac, only 0.3 mile walk from Chalfont & Latimer train station, Westwood Park and woodland walks into the picturesque Chess Valley, and 0.4 mile walk to highly regarded Dr Challoners School for Girls (Boys school in nearby Amersham). This well-presented property provides good opportunity for extension (subject to planning approval) and is offered to the market with no onward chain. 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. 0.3 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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Buckinghamshire

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Directions: From our Little Chalfont office, turn left onto the A404 and continue under the railway bridge and take the second left turning onto Elizabeth Avenue. Beechwood Close is the third turning on the left.

\* 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

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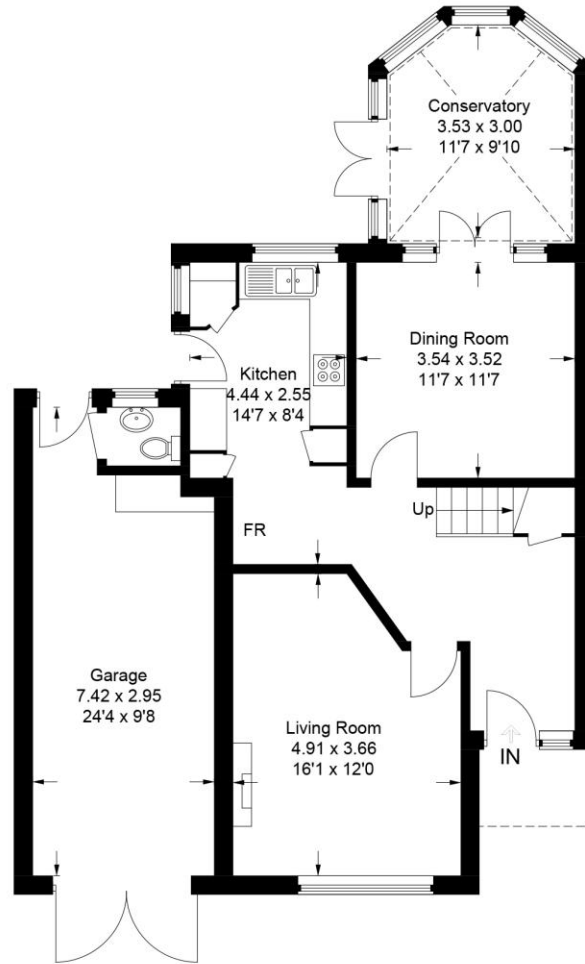
Approximate Gross Internal Area

Ground Floor = 64.4 sq m / 693 sq ft

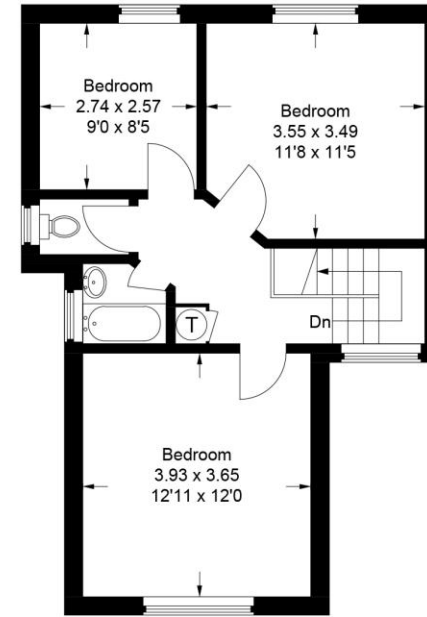
First Floor = 46.6 sq m / 501 sq ft

Garage = 23.2 sq m / 250 sq ft

Total = 134.2 sq m / 1,444 sq ft



**Ground Floor**



**First Floor**

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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