16 Bedford Avenue, Little Chalfont, Buckinghamshire, HP6 6PT



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A four bedroom semi-detached house situated in this highly convenient location only a stone's throw from the station and amenities of Little Chalfont, as well as a short walk to Westwood Park and the Chess Valley beyond. No 16 has been extended to the rear by the current owners to create a good sized family house with four bedrooms and four reception areas to the ground floor and bathroom & shower room. There is driveway parking to the front with a garage and an excellent mature garden measuring approximately 100ft. Bedford Avenue is a private road. Freehold - EPC rating: C. 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, within walk distance of 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 & Girls) 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
Little Chalfont
Buckinghamshire
HP7 9PR
Tel: 01494 724999
email:
property@robsonsbucks.com



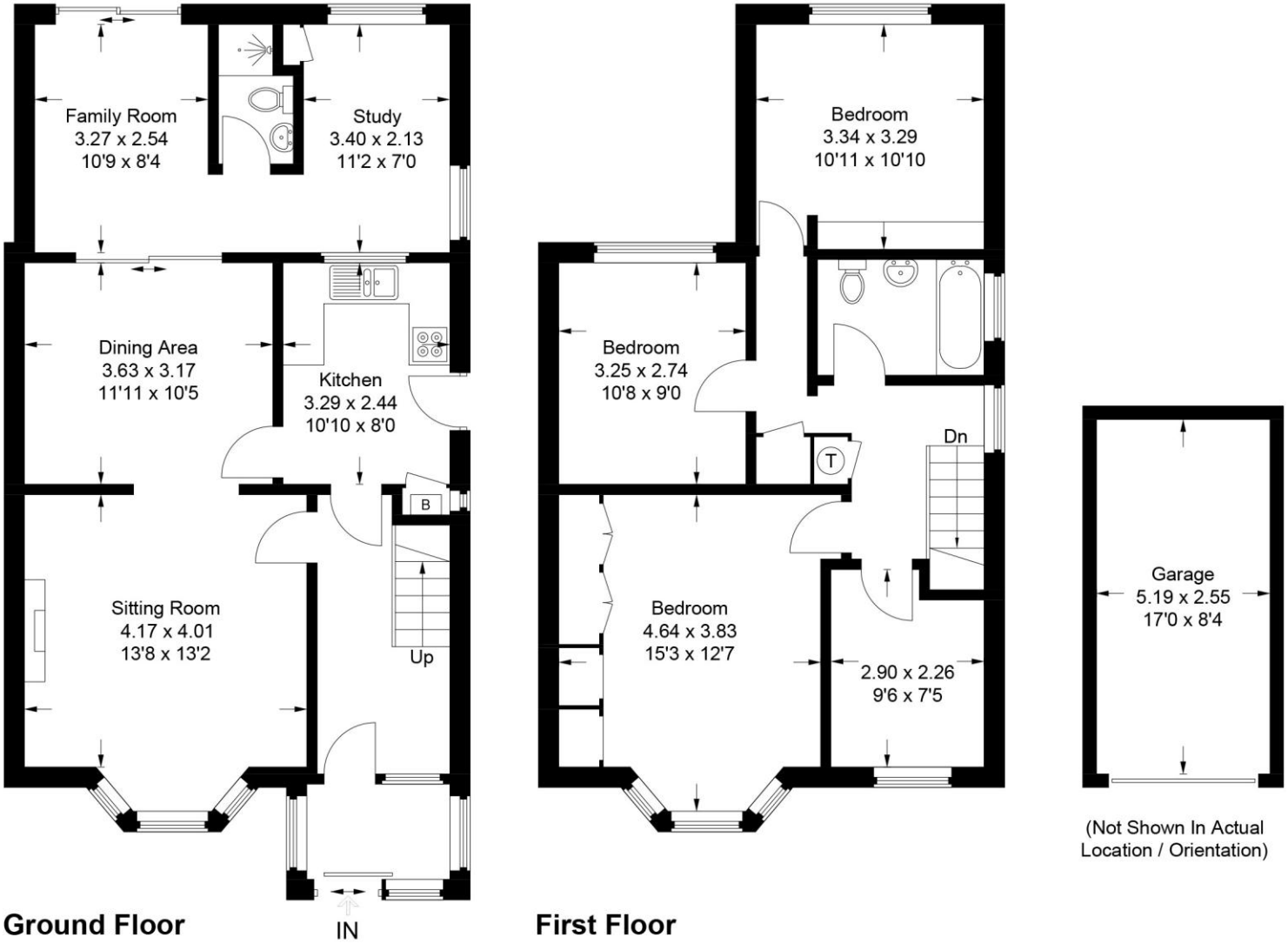
Directions: From our Little Chalfont office turn left onto the A404, continue under the railway bridge, and take the first left into Chalfont Avenue. At the T-junction turn left and then immediately right into Bedford Avenue. The property will be found on your right-hand side.

* 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

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Approximate Gross Internal Area
Ground Floor = 72.7 sq m / 782 sq ft
First Floor = 59.1 sq m / 636 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 145.1 sq m / 1,561 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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