

HUNTERS®

HERE TO GET *you* THERE

Marygold Walk, Little Chalfont, Buckinghamshire, HP6 6QF Guide Price £535,000



A well-presented two double bedroom semi-detached family home on a generous plot offering potential to extend, subject to the relevant consents. With the benefit of a substantial 34ft outbuilding in the garden and no onward chain the property is ideally positioned less than a mile from the station and shops of Little Chalfont, in close proximity of highly regarded local schooling including Dr Challoner's High School for Girls. The bright and airy accommodation comprises: porch, entrance vestibule, sitting room open to a dining room, conservatory with double doors to the garden, fitted kitchen, two double bedrooms and a family bathroom. Externally to the front, there is a gravel driveway providing parking for several vehicles and gated access to the rear garden which is mainly laid to lawn and gravel, enclosed by fencing with a versatile outbuilding benefitting from power and light, which could be used for storage, or as a home office, gym, studio or workshop. CHAIN FREE. EPC Rating: D

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com

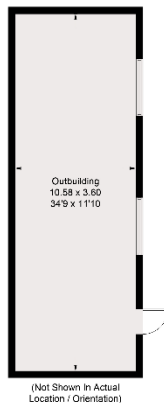
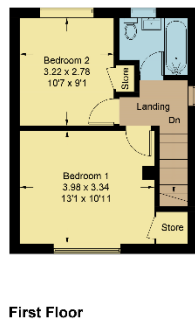
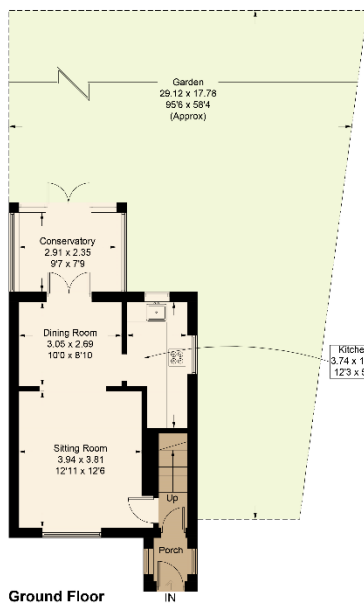
A Hunters Franchise independently owned and operated under licence by JNB Enterprises Ltd.
Registered office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE. Registered in England no: 03848905





8 Marygold Walk, Little Chalfont, HP6 6QF

Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 33.5 sq m / 360 sq ft
 Outbuilding = 38.2 sq m / 411 sq ft
 Total = 114.8 sq m / 1,235 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.
 © CJ Property Marketing Ltd Produced for Hunters

MATERIAL INFORMATION
 TENURE: FREEHOLD
 COUNCIL TAX: BAND D

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.