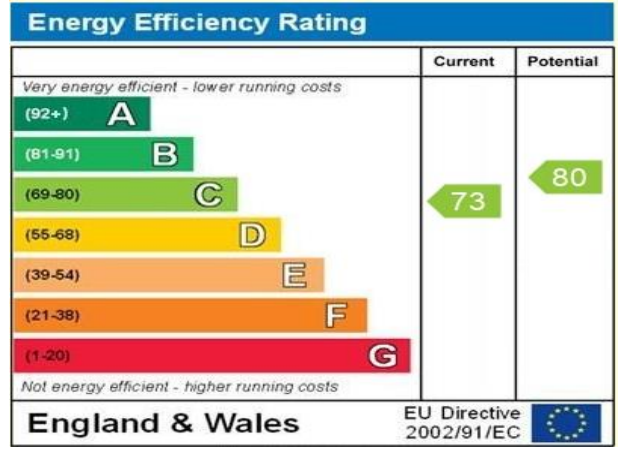




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**194 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NU**  
**Guide Price £1,185,000**







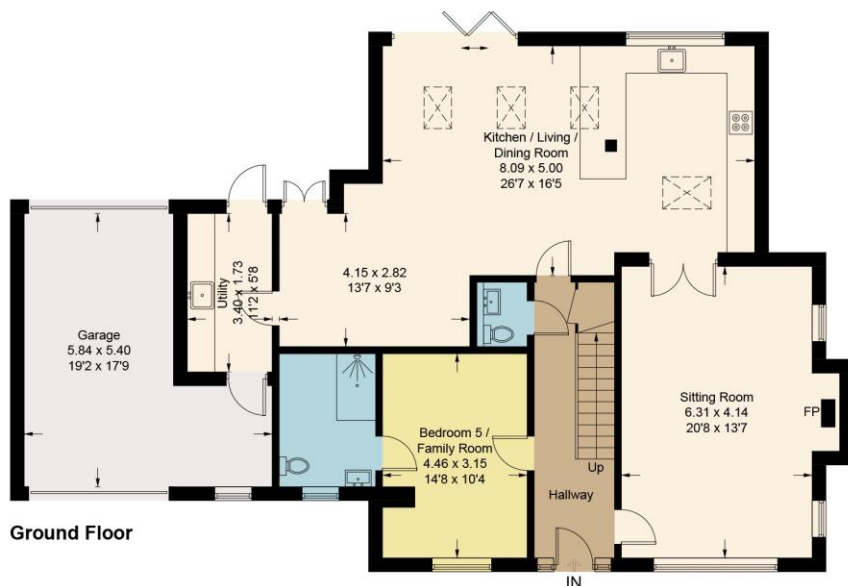
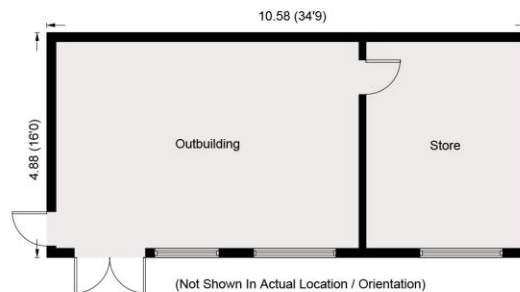
# 194 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NU

A beautifully presented and deceptively spacious five/six bedroom detached family home with large integral garage providing over 2,600 sq ft of versatile accommodation, conveniently situated within walking distance of Chalfont & Latimer Station and the amenities of Little Chalfont, ideally positioned for highly regarded local schooling to include Little Chalfont Primary and Dr Challoner's High School. This stylish and contemporary property has been cleverly extended and modernised to a high standard by the current owners with today's modern lifestyle of open plan living in mind. The bright and airy accommodation comprises: entrance hall, cloakroom, 20ft sitting room with feature fireplace and double doors to a stunning open plan 26ft kitchen living dining room with skylights, bi-folding doors and a striking bespoke kitchen with breakfast bar peninsula, utility room with door to the garage and a ground floor bedroom with its own ensuite bathroom. The first floor provides a landing leading to the principal suite comprising a 19ft double aspect bedroom with separate dressing room and ensuite shower room, second guest bedroom with ensuite, three further bedrooms, one of which is currently being used as an office, and a striking family bathroom. Externally to the front, there is a raised lawned area with hedging and a generous block paved driveway providing parking for several vehicles leading to a larger than average integral garage with power, light and an electric door to the front with a separate door to the rear. The rear garden is mainly laid to lawn with shrubs and trees to borders with a flagstone pathway and a versatile 34ft outbuilding which could be converted/redeveloped for a number of uses such as a home office, gym, studio or workshop, subject to the relevant consents. EPC Rating: C



# 194 White Lion Road, Amersham, HP7 9NU

Approximate Gross Internal Area  
 Ground Floor = 147.1 sq m / 1,583 sq ft (Including Garage)  
 First Floor = 99.3 sq m / 1,069 sq ft  
 Outbuilding = 45.9 sq m / 494 sq ft  
 Total = 292.3 sq m / 3146 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 bearings before making any decisions reliant upon them.

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## MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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