

HUNTERS[®]
HERE TO GET *you* THERE

14 Chalk Stream Rise, Little Chalfont, Buckinghamshire, HP6 6FS
Guide Price £685,000





THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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A beautifully presented four double bedroom family home with a larger than average south westerly facing garden conveniently situated just over a mile from Chalfont & Latimer Station and the shops and amenities of Little Chalfont. Offering potential for enlargement, subject to the relevant consents, the property is ideally positioned within close proximity of highly regarded local schooling in this sought after development built by Persimmon Homes in 2013. This modern townhouse has been very well maintained by the current owners offering bright and airy accommodation over three floors. The ground floor comprises: entrance hall, cloakroom, 14ft sitting room and a 15ft kitchen dining room with double doors to the garden. The first and second floors offer a 15ft principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, the property benefits from off street parking with an electric charging point and a single garage with up and over door, power, and light. The larger than average south westerly facing rear garden is mainly laid to lawn with timber fencing to boundaries and a large, decked area ideal for outdoor entertaining and alfresco dining.

EPC Rating: TBC



14 Chalk Stream Rise

Approximate Gross Internal Area
 Ground Floor = 45.7 sq m / 492 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Second Floor = 38.1 sq m / 410 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 138.8 sq m / 1494 sq ft



Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

ESTATE SERVICE CHARGE:
 £248.76

(1st January 2024 to 31st
 December 2024)

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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