



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**10 Linnet Avenue, Little Chalfont, Buckinghamshire, HP6 6FR**  
**Guide Price £850,000**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



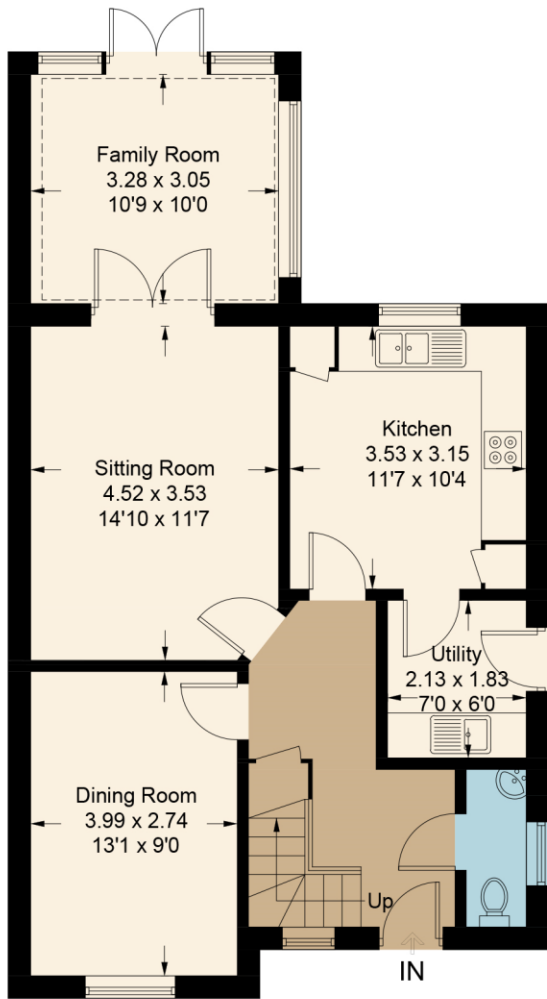
# 10 Linnet Avenue, Little Chalfont, Buckinghamshire, HP6 6FR

A beautifully presented modern detached family home facing fields and conveniently situated less than a mile from the village centre and Chalfont & Latimer Station, within close proximity of highly regarded local schooling, in this sought after development. The bright and airy accommodation comprises: entrance hall, cloakroom, dining room, sitting room with double doors to a conservatory style family room, kitchen breakfast room with integrated appliances, utility room, principle bedroom with en-suite shower room and fitted wardrobes, three further bedrooms and a family bathroom. Externally, the property benefits from a garage, driveway parking and a small front garden with mature planting. The delightful south easterly facing rear garden is mainly laid to lawn with shrubs and flowers to borders with a paved patio area and gated access to the garage and driveway. EPC Rating: C

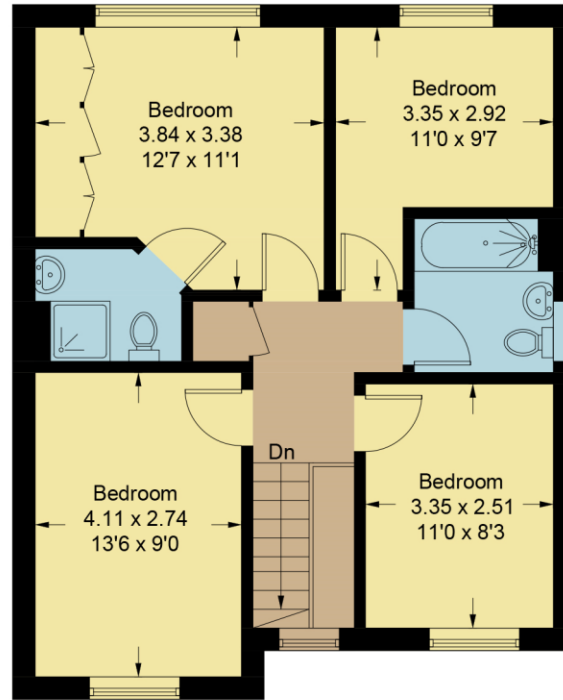


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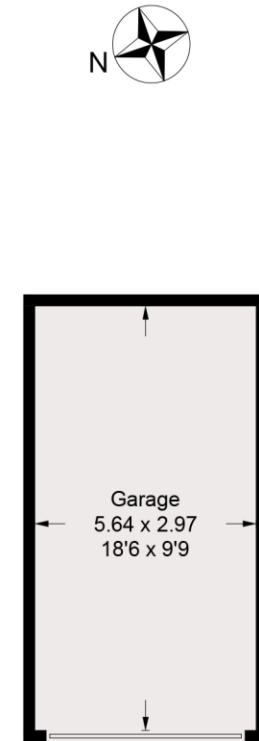
Approximate Gross Internal Area  
 Ground Floor = 66.1 sq m / 711 sq ft  
 First Floor = 57 sq m / 613 sq ft  
 Garage = 16.7 sq m / 180 sq ft  
 Total = 139.8 sq m / 1,504 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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BRITISH  
PROPERTY  
AWARDS

2019



**GOLD WINNER**

ESTATE AGENT  
IN AMERSHAM

**MATERIAL INFORMATION**

TENURE: FREEHOLD

COUNCIL TAX: BAND G

ESTATE CHARGE: £248.76  
01/01/2024 to 31/12/2024

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.

Hunters 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com  
 Hunters 83 High Street, Chesham, Buckinghamshire, HP5 1DE | 01494 775544 | chesham@hunters.com | www.hunters.com

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