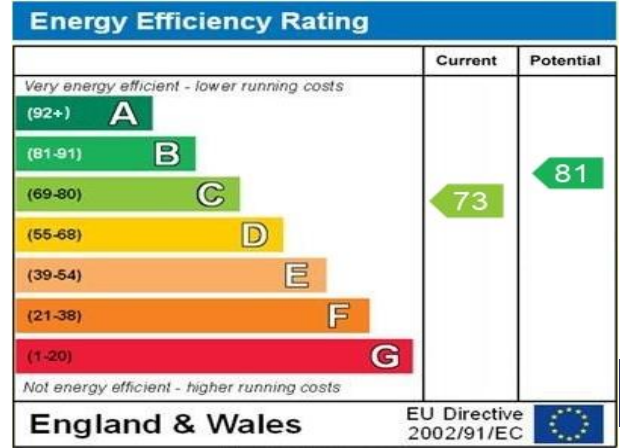


HUNTERS[®]
HERE TO GET *you* THERE

The Hyde, Chilcote Lane, Little Chalfont, Bucks, HP7 9LR
Guide Price £895,000





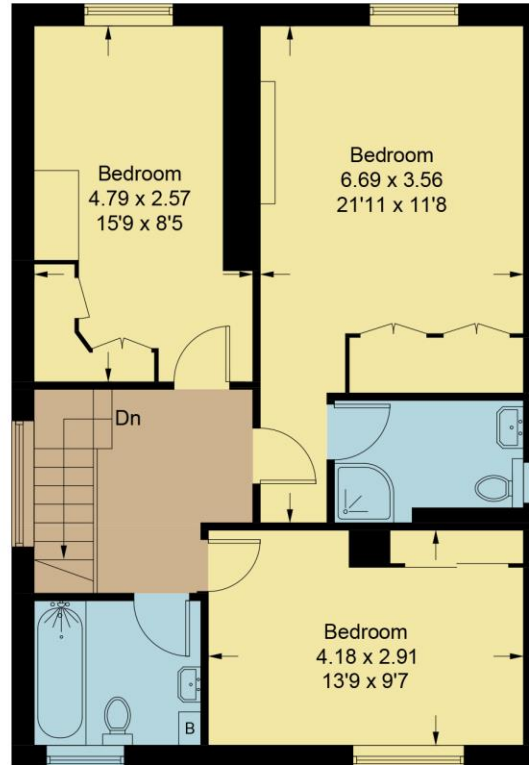
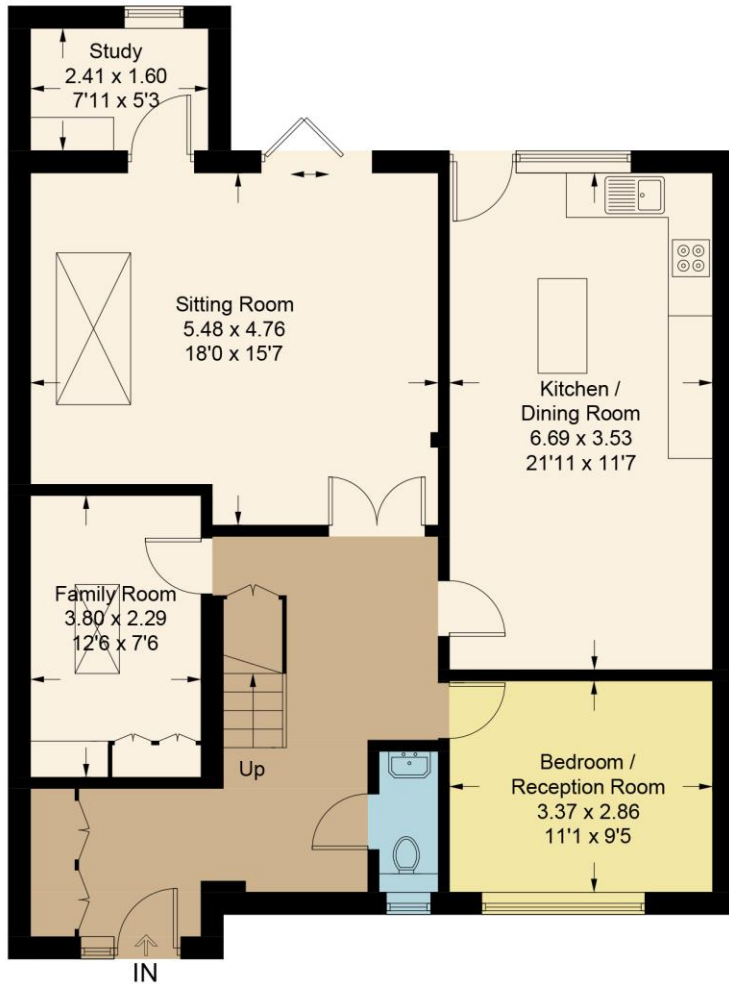
The Hyde, Chilcote Lane, Little Chalfont, Buckinghamshire, HP7 9LR

A well-presented and deceptively spacious three/four bedroom family home, 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 Schools. With the benefit of no onward chain, this extended property boasts in excess of 1700 sq. ft of contemporary accommodation comprising: entrance hall with fitted storage, cloakroom, family room with roof lantern, ground floor bedroom/reception room, study, 18ft sitting room with bi folding doors to the garden and a refitted 21ft kitchen dining room with integrated appliances and feature island with breakfast bar. The first floor offers a landing leading to a 21ft principle bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms and a modern family bathroom. Externally to the front, there is a small lawned area with hedging to borders and a generous block paved driveway providing parking for several vehicles. Gated side access leads to the southerly backing rear garden which is mainly laid to lawn with hedges to borders along with a flagstone patio. CHAIN FREE. EPC Rating: C



The Hyde, Chilcote Lane

Approximate Gross Internal Area
 Ground Floor = 95.8 sq m / 1,031 sq ft
 First Floor = 64.0 sq m / 689 sq ft
 Total = 159.8 sq m / 1,720 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 compass bearings before making any decisions reliant upon them.

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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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

