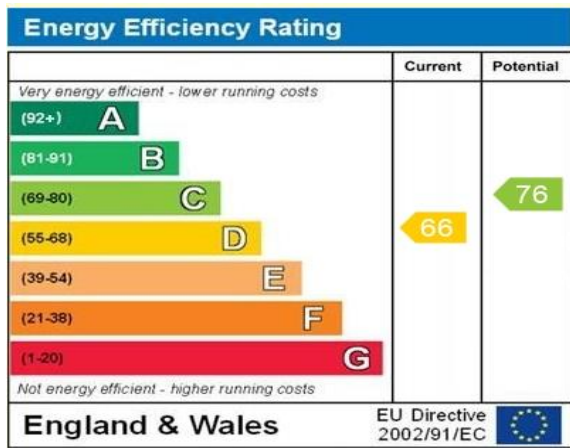




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Larksfield, 43 Amersham Road, Little Chalfont, HP6 6SW**  
**Guide Price £1,295,000**





**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.





# Larksfield, 43 Amersham Road, Little Chalfont, HP6 6SW

A well-presented and deceptively spacious detached family home on a generous plot boasting over 2500 sq. ft of versatile accommodation conveniently situated just over half a mile from Chalfont & Latimer station and the amenities of Little Chalfont. The extended property is within close proximity of highly regarded local schools including Little Chalfont Primary and Dr Challoner's High School providing bright and airy accommodation comprising: entrance hall, 24ft bay fronted sitting dining room with feature fireplace, 19ft garden room with bi-folding doors to the patio, 22ft kitchen breakfast room with feature island, cloakroom with underfloor heating, and a utility, gym and store (all previously the garage). The first floor offers a fabulous principle suite comprising 22ft bedroom with double doors to a Juliet balcony, dressing area and an ensuite bathroom, second guest bedroom with ensuite shower room, two further bedrooms and a large family bathroom. Externally, to the front there is a large driveway providing parking for several vehicles with a small area of lawn, trees and shrubs enclosed by hedging. Gated side access leads to the beautifully maintained rear garden which is a stunning feature of this property measuring approximately 120ft in length with its manicured lawns, pond and water feature, array of flowers, trees, colourful bushes and shrubs. There is also a summer house with power and light and a generous patio area ideal for outdoor entertaining and alfresco dining, EPC Rating: D



# Larksfield, 43 Amersham Road, Little Chalfont, HP6 6SW

Approximate Gross Internal Area  
 Ground Floor = 126.4 sq m / 1,360 sq ft  
 First Floor = 110.7 sq m / 1,191 sq ft  
 Summer House = 7.8 sq m / 84 sq ft  
 Total = 244.9 sq m / 2,635 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

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

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

## MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

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