

# HUNTERS®

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## Charsley Close, Little Chalfont, Buckinghamshire, HP6 6QQ Guide Price £525,000

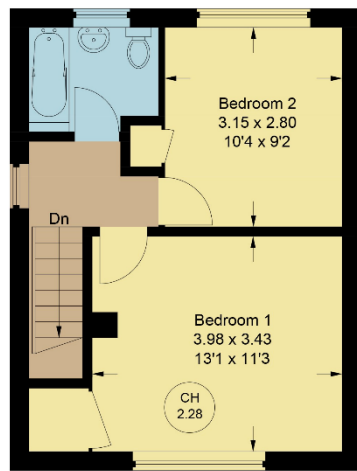
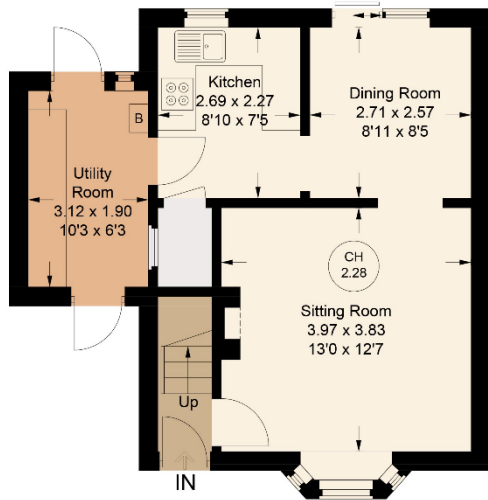


A neatly presented two double bedroom semi-detached family home offering potential to extend, subject to the relevant consents, ideally positioned less than a mile from the station and shops of Little Chalfont, in close proximity of highly regarded local schooling including Dr Challoner's High School for Girls. The bright and airy accommodation comprises: entrance vestibule, sitting room with oriel bay window and feature wood burning stove, dining room with sliding door to the patio, fitted kitchen with walk in pantry cupboard, utility room, two double bedrooms and a family bathroom. Externally to the front, there is a driveway parking for several vehicles enclosed by timber fencing. The rear garden is mainly laid to lawn with shrubs, bushes and flower beds along with a summer house to the rear and two separate seating areas to sit back and enjoy the garden as well as being ideal for outdoor entertaining and alfresco dining. EPC Rating: C

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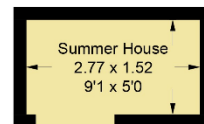




## 22 Charsley Close, Little Chalfont

Approximate Gross Internal Area  
 Ground Floor = 40.7 sq m / 438 sq ft  
 First Floor = 33.2 sq m / 357 sq ft  
 Summer House = 4.1 sq m / 44 sq ft  
 Total = 78.0 sq m / 839 sq ft

CH 2.28 = Ceiling Height



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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 D

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