

## Cavendish Close, Little Chalfont, Buckinghamshire, HP6 6QD Guide Price £515,000



A well-presented two/three bedroom family home on a generous plot being sold with planning permission for a single storey rear and side extension\*. With the benefit of no onward chain and further potential for enlargement and improvement, subject to the relevant consents, the property is 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: porch, 13ft sitting room with feature fireplace, 16ft kitchen dining room, 12ft utility with door to the garden, family bathroom, principal bedroom with fitted wardrobes, and two smaller bedrooms which were previously one double bedroom, which could be reinstated if required. Externally the front has been landscaped to block paving, whilst the side and rear gardens are mainly laid to lawn enclosed by timber fencing with a large decked area ideal for outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: D

\*Ref. No: PL/23/1715/FA, Buckinghamshire Council

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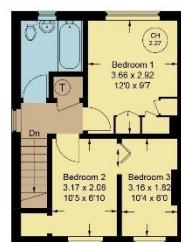


Floor Plan produced for Hunters by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions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

## 8 Cavendish Close, HP6 6QD

Approximate Gross Internal Area  
Ground Floor = 42.9 sq m / 462 sq ft  
First Floor = 35.1 sq m / 378 sq ft  
Shed = 9 sq m / 97 sq ft  
Total = 87 sq m / 937 sq ft

Ch 210 = Ceiling Height



### MATERIAL INFORMATION

TENURE: Freehold

COUNCIL TAX: Band: D



BRITISH  
PROPERTY  
AWARDS

2019

★★★★★

GOLD WINNER

ESTATE AGENT  
IN AMERSHAM

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