



HUNTERS®
HERE TO GET *you* THERE

21 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RU
Offers In Excess Of £750,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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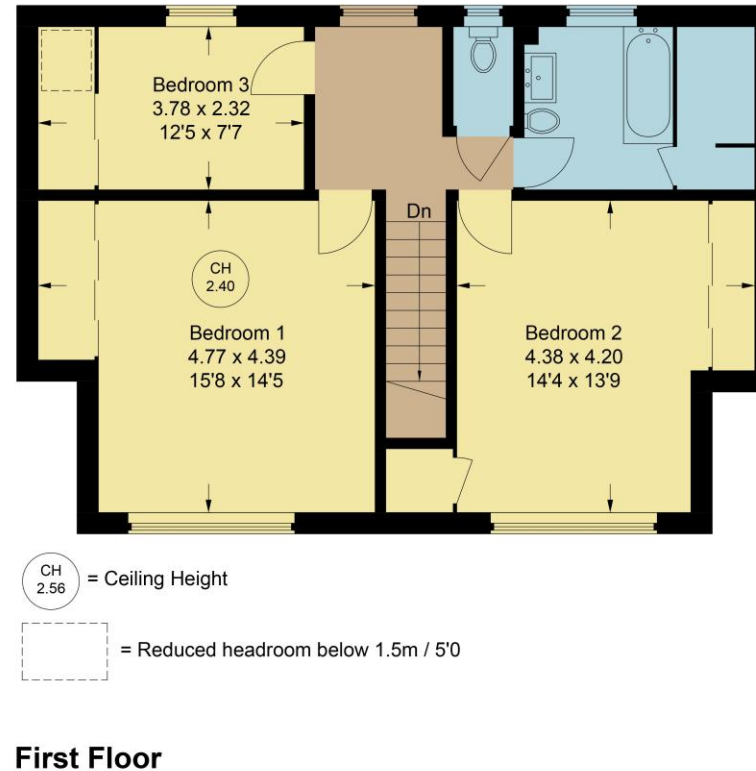
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A rare opportunity to purchase a detached family home in a sought after road within half a mile of Chalfont & Latimer Station and the amenities of Little Chalfont, being sold with the benefit of no onward chain. Whilst the property requires complete modernisation and updating it provides tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. Accommodation comprises: porch, entrance hall, cloakroom, 22ft sitting dining room with air conditioning and door to the garden, family room/study, 14ft fitted kitchen with door to the side, three generous bedrooms all with built-in wardrobes, family bathroom and a separate WC. Externally, there is driveway parking to the front leading to the integral double garage with an up and over door and power and light. The remainder of the front is mainly laid to lawn with bushes and shrubs with gated side access to the enclosed rear garden which is also mainly laid to lawn with timber fencing, hedges, and shrubs to borders. CHAIN FREE. EPC Rating: C



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Approximate Gross Internal Area
Ground Floor = 66.6 sq m / 717 sq ft
First Floor = 65.5 sq m / 705 sq ft
Double Garage = 25.5 sq m / 274 sq ft
Total = 157.6 sq m / 1696 sq ft



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.

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

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