



20 Boughton Way, Little Chalfont, Bucks, HP6 6PU

Hurst are pleased to bring to market this two bedroom semi-detached property that is located in a quiet cul-de-sac in the popular South Bucks village of Little Chalfont. This modern and extremely well maintained home would be a perfect first house or first time purchase and comes with a larger than average rear garden. This property is also ideal for anyone looking to commute to London Marylebone as the Chiltern Line via Chalfont & Latimer station is within a short walk of this property. The accommodation includes; entrance hall, spacious under stairs storage cupboard, fitted kitchen, lounge/dining room with French doors to rear garden, two bedrooms and family bathroom. The property further benefits from; gas central heating, double glazed, driveway parking and to the rear of the property there is a larger corner plot garden, that is private and comes with a large patio area. This outdoor space is perfect for entertaining guests or simply enjoying a quiet moment outdoors. This really is a superb home that sits within easy reach of the bakeries and eateries that this lovely village has to offer - including Little Chalfont Food and Wine, and the lovely Filippetto Italian Deli. The property sits close to Westwood Park and is within the catchment of Little Chalfont Primary School. An internal viewing is highly recommended.



- **TWO BEDROOM SEMI-DETACHED HOME**
- **EXCELLENT CONDITION THROUGHOUT**
 - **LARGE CORNER PLOT GARDENS**
 - **DRIVEWAY PARKING**
- **CLOSE TO CHALFONT & LATIMER STATION**
 - **INTERNAL VIEWING ADVISED**
- **GAS CENTRAL HEATING & DOUBLE GLAZED**
 - **QUIET CUL-DE-SAC**
 - **LOUNGE / DINING ROOM**
- **CLOSE TO LOCAL SCHOOLS & SHOPS**

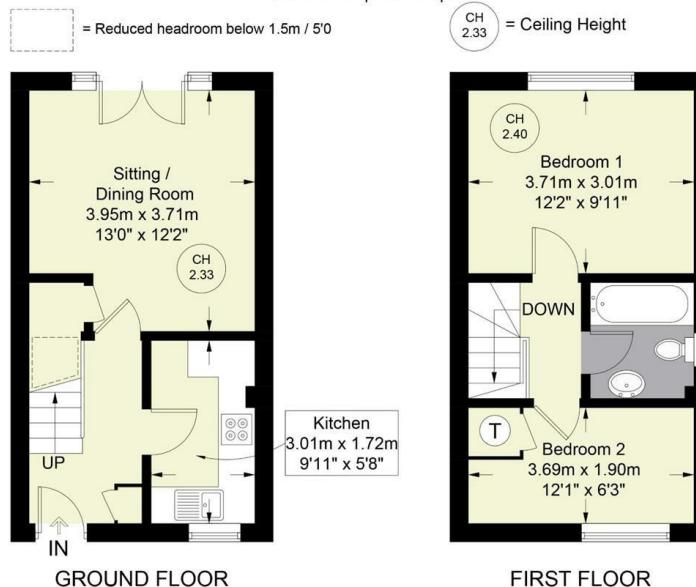




The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Boughton Way

Approximate Gross Internal Area
 Ground Floor = 26.6 sq m / 286 sq ft
 First Floor = 26.3 sq m / 283 sq ft
 Total = 52.9 sq m / 569 sq ft



Floor Plan produced for Hursts 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.

Estate Agents
Hurst