



**ROBSONS**  
RESIDENTIAL SALES

**14 The Bramblings,  
Little Chalfont, Buckinghamshire, HP6 6FP**

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**A two-bedroom mid-terrace house situated on the fringes of this sought-after development, approximately 100m from footpaths into the Chess Valley, 0.95 mile walk to Chalfont & Latimer Metropolitan Line Station and within proximity of highly regarded local schooling (inc. the Dr Challoner's Grammar Schools). The property features versatile and well-proportioned accommodation arranged over two floors with a well-equipped kitchen/ breakfast room, sitting room, two double bedrooms, family bathroom, gardens and two allocated parking spaces. Freehold - EPR: C - Council Tax Band: D – Service Charge: TBC**

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London for all work and socialising needs, approx. 0.95 mile walk from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham).



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From Little Chalfont proceed along the White Lion Road in the direction of Amersham. At the traffic lights turn right into Bell Lane and left into Old Saw Mill Place. Proceed along the road and the end turn left into The Bramblings and the house can be found on the left-hand side.

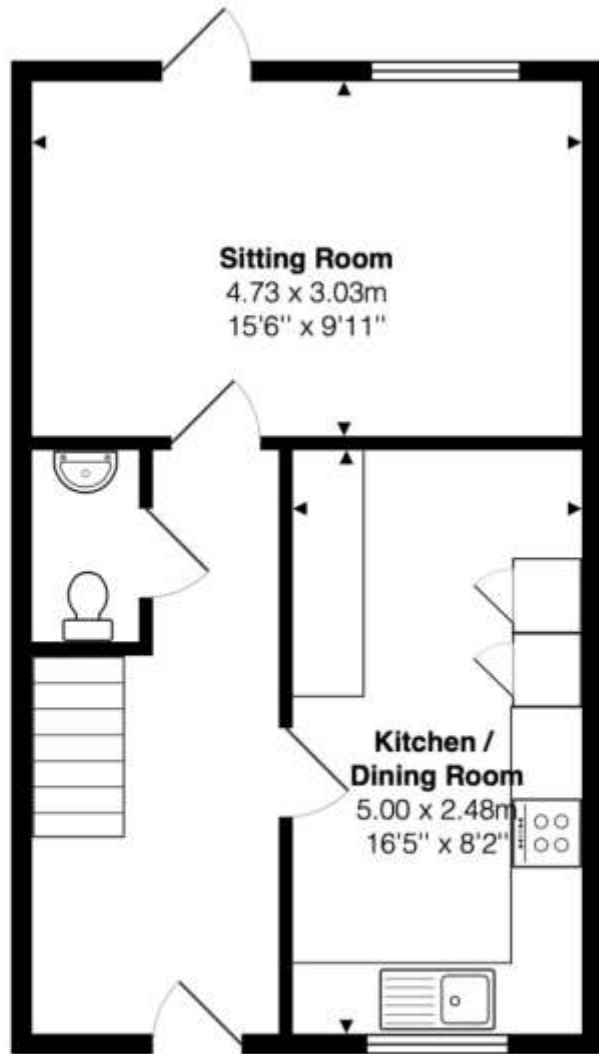
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

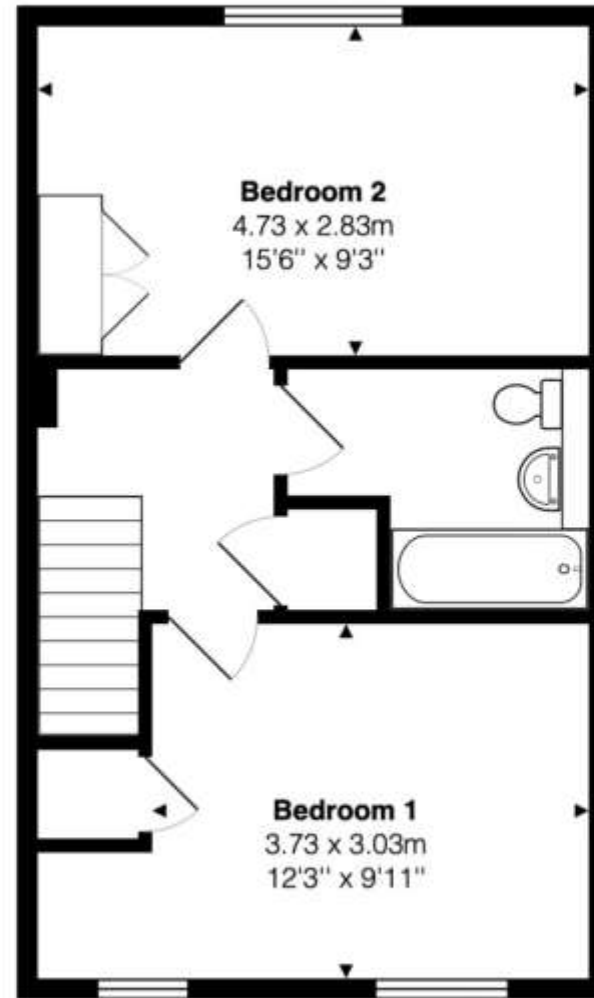
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Approx. Gross Area  
76 sq m – 820 sq ft



Ground Floor



First Floor

This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

