

**73 Elizabeth Avenue, Little Chalfont,
Buckinghamshire, HP6 6RQ**



ROBSONS
RESIDENTIAL SALES

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A two bedroom semi-detached bungalow situated in this sought after and convenient location less than half a mile from the amenities of Little Chalfont, providing easy access to the station, along with highly regarded schooling, Westwood park and the beautiful Chess Valley. The property enjoys a southerly orientated rear garden of approximately 50ft and offers scope for enlargement, subject to the usual consent. No onward chain. Freehold. EPR:D Council Tax Band:E

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. 0.5 miles 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). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Viewing by appointment
only via
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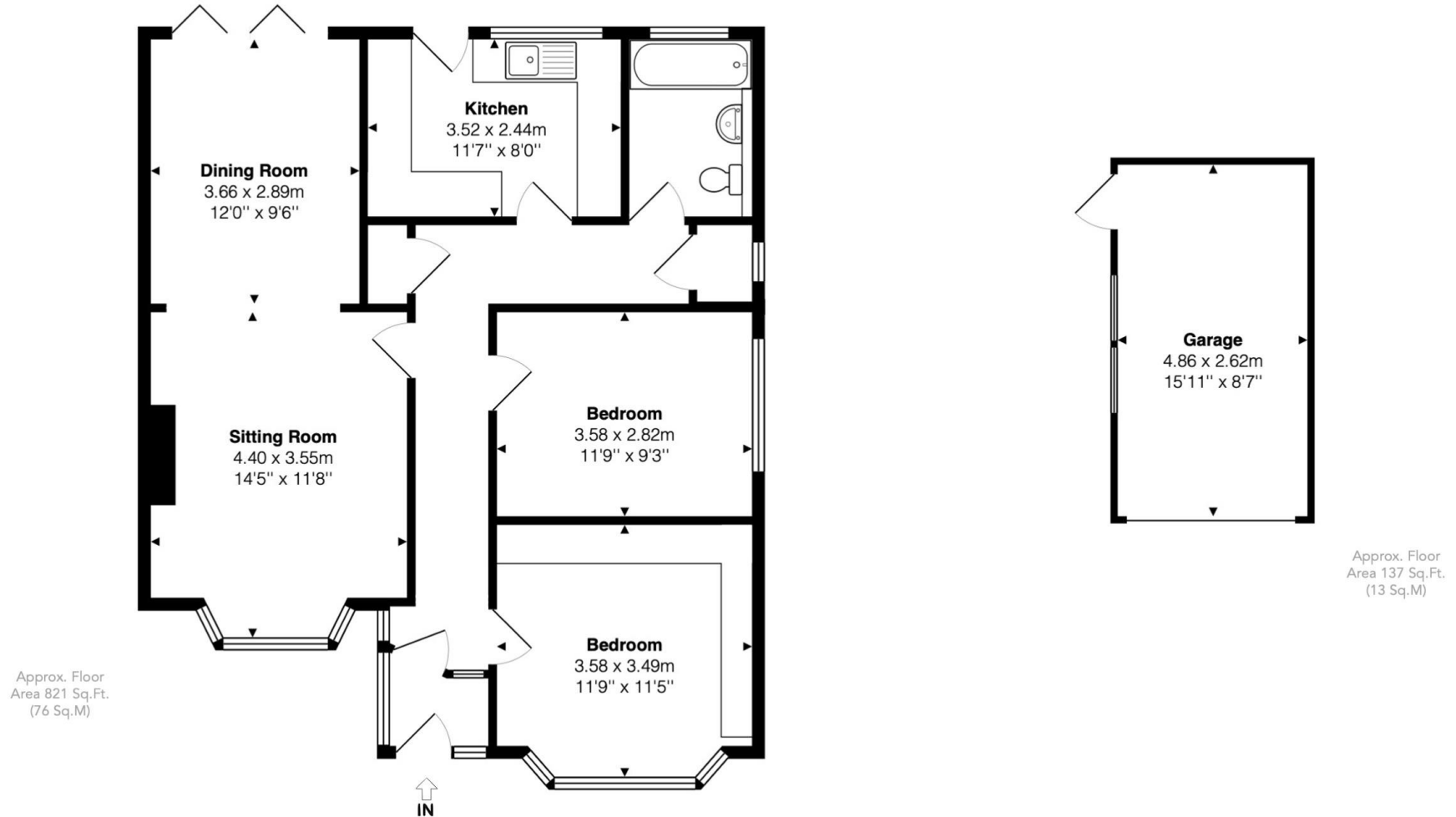
Directions: From our Little Chalfont office, turn left onto the A404, follow the road under the railway bridge and take the second turning left onto Elizabeth Avenue. Follow the road and the property can be found on the right-hand side just before Chenies Avenue.

* 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
89 sq m – 959 sq ft



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