

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



ROBSONS
RESIDENTIAL SALES

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

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



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

HP7 9PR

Tel: 01494 724999

email: property@robsonsbucks.com



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.

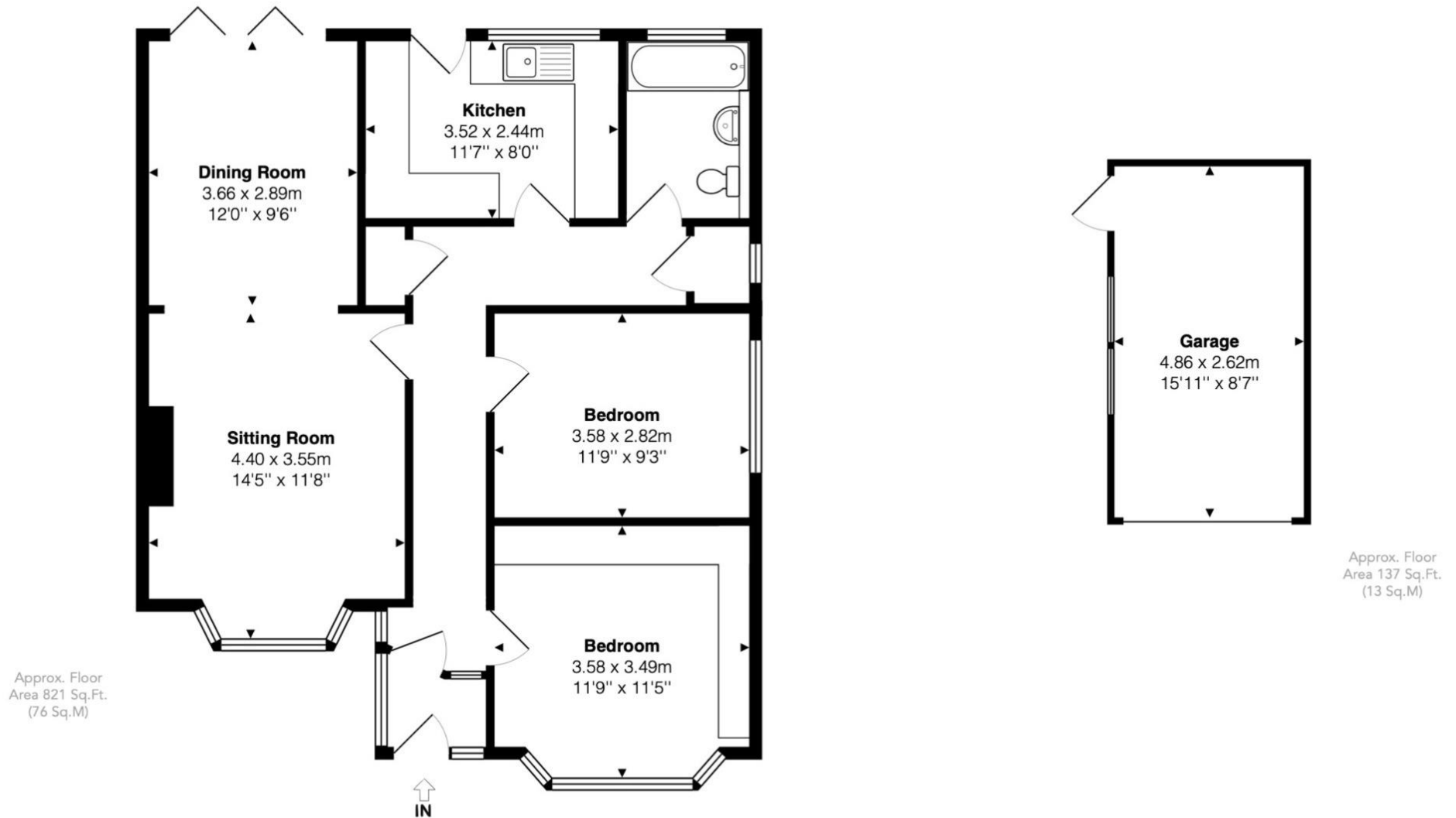
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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

Approx. Gross Area
89 sq m – 959 sq ft



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.

