

2 Old Field Close, Little Chalfont, Buckinghamshire, HP6 6SU

Occupying an enviable position in a popular cul-de-sac location, this 4/5 bedroom extended semi-detached family home offers well-proportioned accommodation and is conveniently situated for Little Chalfont Village centre. The accommodation comprises entrance hall, sitting room, kitchen/diner, conservatory, study/bedroom 5 with ensuite W.C, four further bedrooms, master with ensuite, family bathroom, gardens, 18ft garden room, double garage and parking for several vehicles.

Freehold - Council Tax: E - EPR: D

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) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; 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

Robsons Estate Agents
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Directions: From our Little Chalfont office turn left onto the A404 under the railway bridge. Take first right into Amersham Way and first right again into Oakington Avenue.

Proceed along the road turning left into Old Field Close, and the property can be found a short way along on the right-hand side.

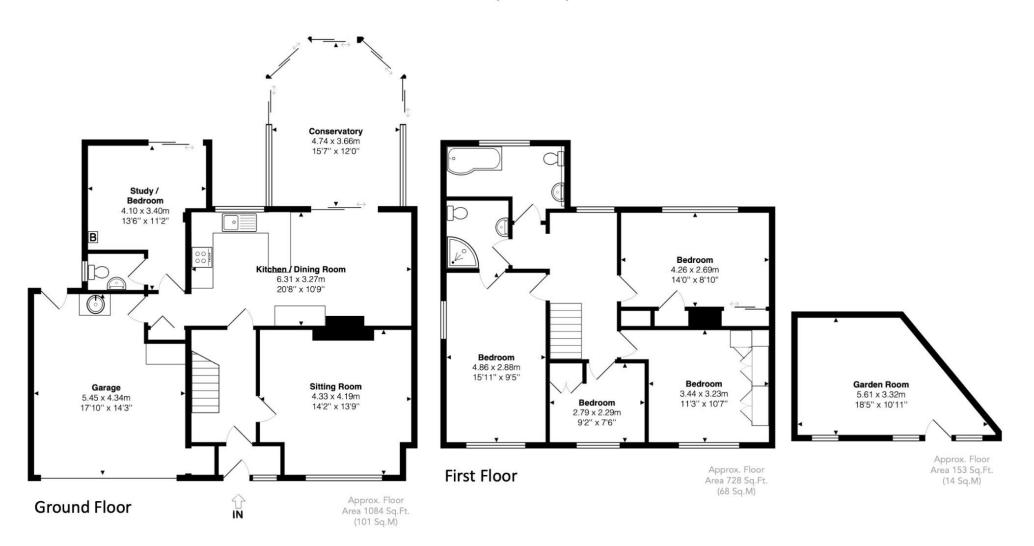
^{*} The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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 1965 sq m – 183 sq ft



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