

**18 Sandycroft Road, Little Chalfont,  
Buckinghamshire, HP6 6QN**



**ROBSONS**  
RESIDENTIAL SALES



# 18 Sandycroft Road, Little Chalfont, Buckinghamshire, HP6 6QN

**\*\*Features a superb part-vaulted open-plan kitchen/family room with double doors onto a south-facing rear garden, complete with stylish multipurpose cabin (perfect home office)\*\***

**A beautifully presented 2 double bedroom property located 0.55 mile from both Chalfont & Latimer train station and Westwood Park with woodland walks into the Chess Valley. In summary, the property inc. an enclosed entrance porch, modern fitted kitchen with island and double doors onto the south-facing garden, family area with log burning stove, separate sitting room, 2 first floor double bedrooms, bathroom. To the front is a generous gravel driveway, whilst to the rear is a level garden with multipurpose cabin. Freehold - EPR: D - Council Tax Band: 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 services to Central London for all work and socialising needs, approx. 0.55 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 '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  
Station Approach  
Little Chalfont  
Buckinghamshire  
HP7 9PR  
Tel: 01494 724999  
email: [property@robsonsbucks.com](mailto:property@robsonsbucks.com)



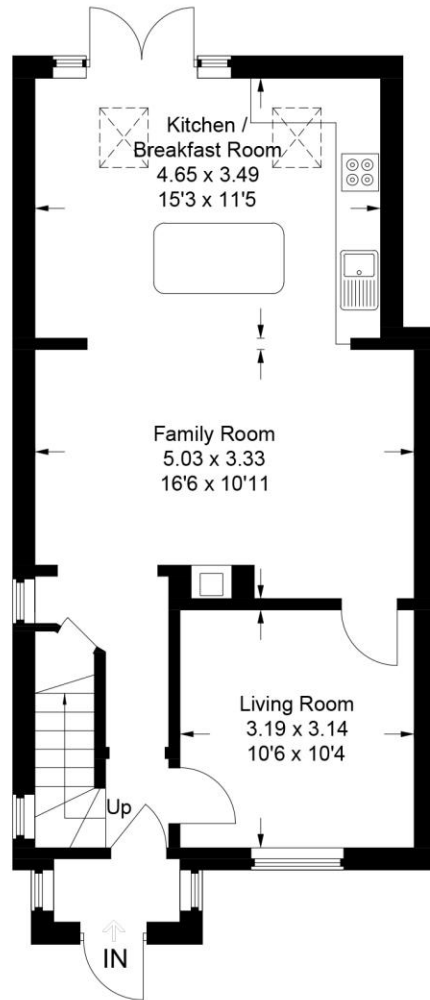
**Directions:** From our Little Chalfont office turn left onto the A404 and drive under the railway bridge, taking the third left turning onto Elizabeth Avenue. Follow the road for approx. 0.5 mile and Sandycroft Road is on the right. On entering Sandycroft Road, follow the road round to the left and the property will be on the left.

\* 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.

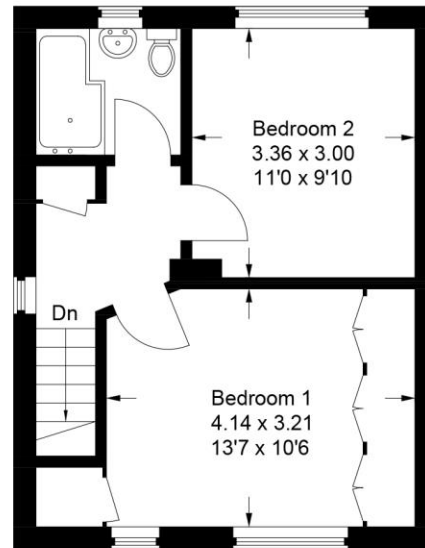
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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

# 18 Sandycroft Road, Little Chalfont, HP6 6QN

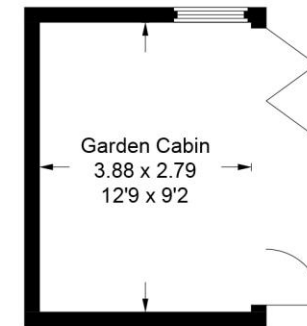
Approximate Gross Internal Area  
Ground Floor = 53.2 sq m / 573 sq ft  
First Floor = 34.2 sq m / 368 sq ft  
Home Office = 11.1 sq m / 119 sq ft  
Total = 98.5 sq m / 1,060 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robsons

