

27 Chenies Avenue, Little Chalfont,
Buckinghamshire, HP6 6PP



ROBSONS
RESIDENTIAL SALES

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An attractive double-fronted 4/5 bedroom detached property, featuring an independently accessed 1-bedroom self-contained annexe, a superb 180ft westerly-facing landscaped garden and overall plot of approx. 0.3 acre. This wonderful family home is situated in a favoured and extremely convenient residential location, a moments' walk from woodland footpaths into the Chess Valley and Westwood Park (recreation area with children's play area), 0.3 mile walk to Chalfont & Latimer train station, and within easy reach of Dr Challoner's Grammar School (girls). To the front is a large gravel driveway. Single garage (without vehicle access). Potential to extend (STPP). Freehold - EPR: D - Council Tax Band: G

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. 0.3 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
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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 left turning onto Elizabeth Avenue. Follow the road and take the third right turning onto Chenies Avenue. The property will be on your 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

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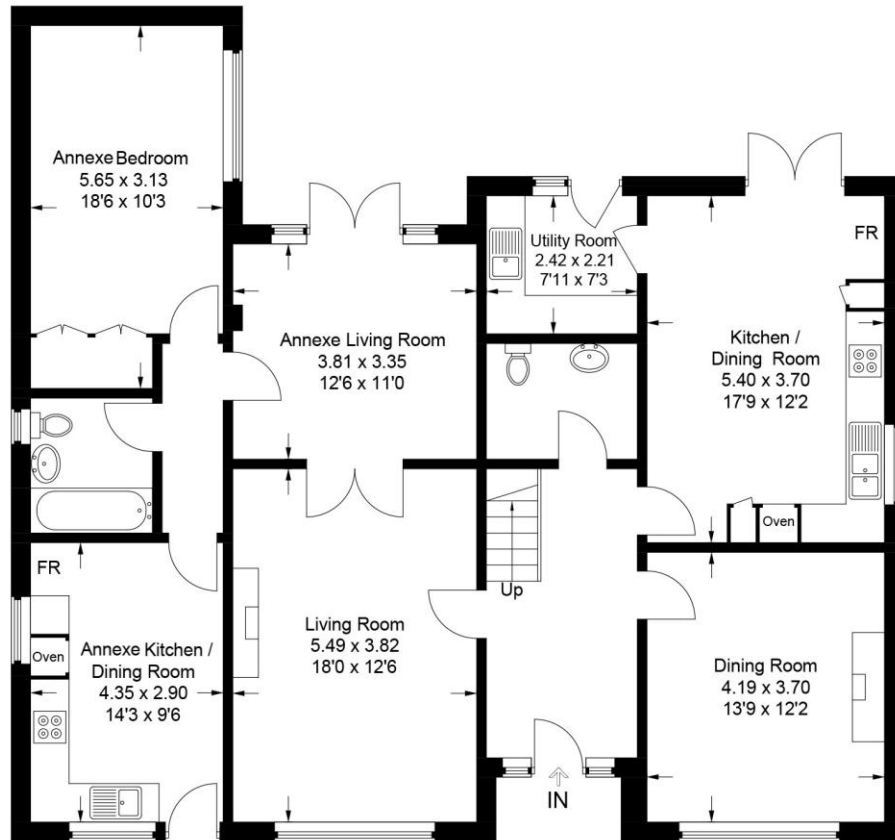
Approximate Gross Internal Area (Including Annex)

Ground Floor = 132.7 sq m / 1428 sq ft

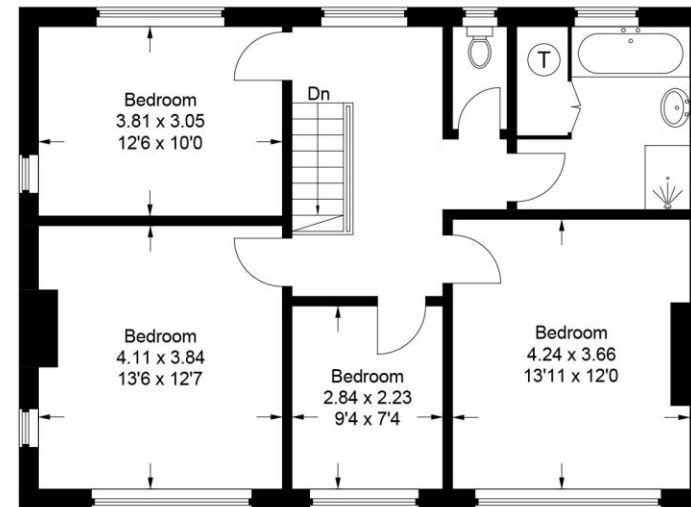
First Floor = 73.1 sq m / 787 sq ft

Garage = 16.9 sq m / 182 sq ft

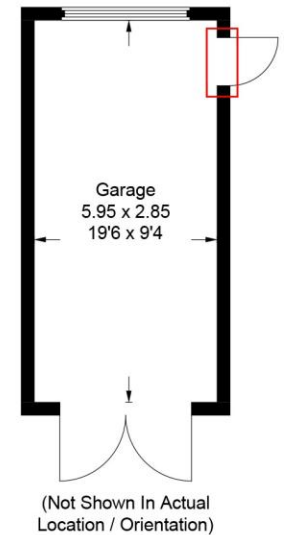
Total = 222.7 sq m / 2397 sq ft



Ground Floor



First Floor



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.

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