



The Alamo, 5 Yarrowside, Little Chalfont,  
Buckinghamshire, HP7 9QL  
**Draft**

**ROBSONS**  
RESIDENTIAL SALES



# The Alamo, 5 Yarrowside, Little Chalfont, Buckinghamshire, HP7 9QL

**A very well presented home situated in this highly regarded cul-de-sac location providing easy access to the village of Little Chalfont with its excellent rail line communications to London and hugely sought after schooling Dr Challoners and Little Chalfont Primary School. The Alamo has excellent family accommodation with four reception rooms, five bedrooms, three bath/shower rooms and delightful gardens.**

**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 service to Central London, 0.7 mile from the property) and easy access to the surrounding countryside. 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. 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 House (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

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 right onto the A404 and turn left at the roundabout into Cokes Lane. Take the third turning on the right into Snells Lane, then take the first turning on the left into Yarrowside, the property can be found on the left hand side of the road.

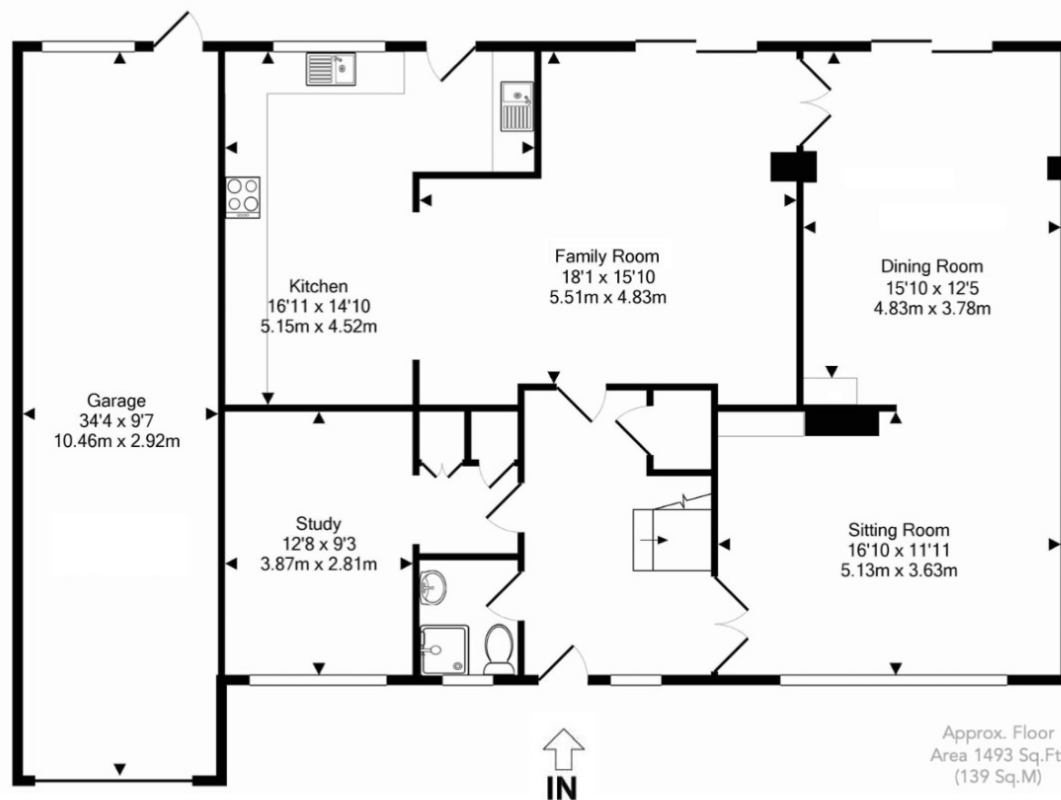
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

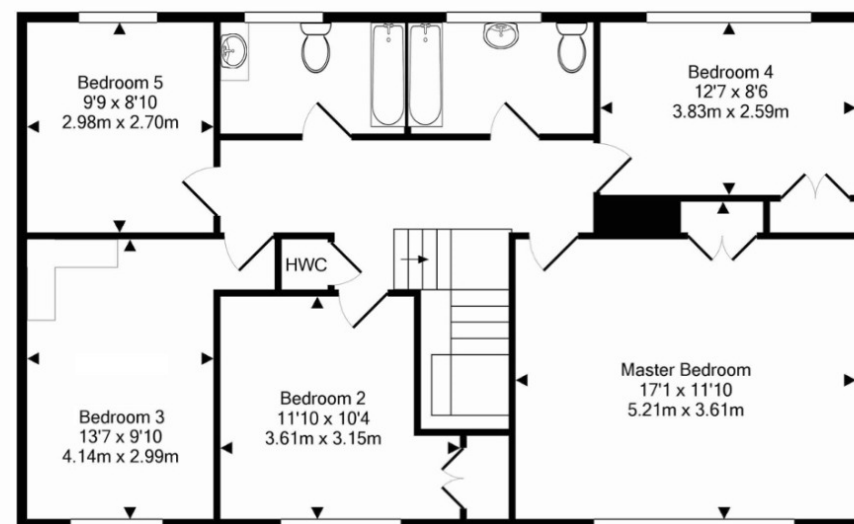
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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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Approx. Gross Area  
226 sq m – 2432 sq ft



Ground Floor



First Floor

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.



