

3a Chenies Parade, Little Chalfont, Buckinghamshire, HP7 9PH



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A light and spacious two double bedroom duplex flat with its own private entrance. The property is conveniently situated in the heart of Little Chalfont village, with both the shops and Railway Station being just moments away. Entrance hall, sitting room, kitchen, two bedrooms, family bathroom. 2 parking permits available.

Leasehold - Lease from 24th July 2012 to and including 23 July 2137. Ground Rent for the period 25th March 2025 to 24th March 2026 is £150. Service Charge TBC.

EPC rating: C. Council Tax Band:C

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, a few hundred yards 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).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

HP7 9PR

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email: property@robsonsbucks.com



Directions: The property is situated in the heart of Little Chalfont and within just a few hundred yards of Chalfont & Latimer Station

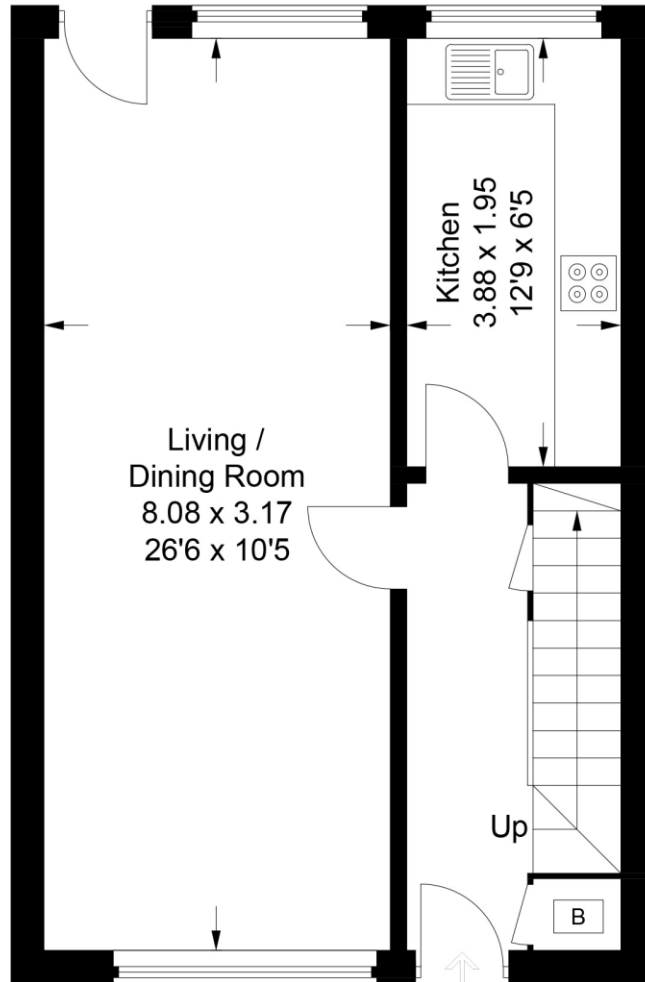
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

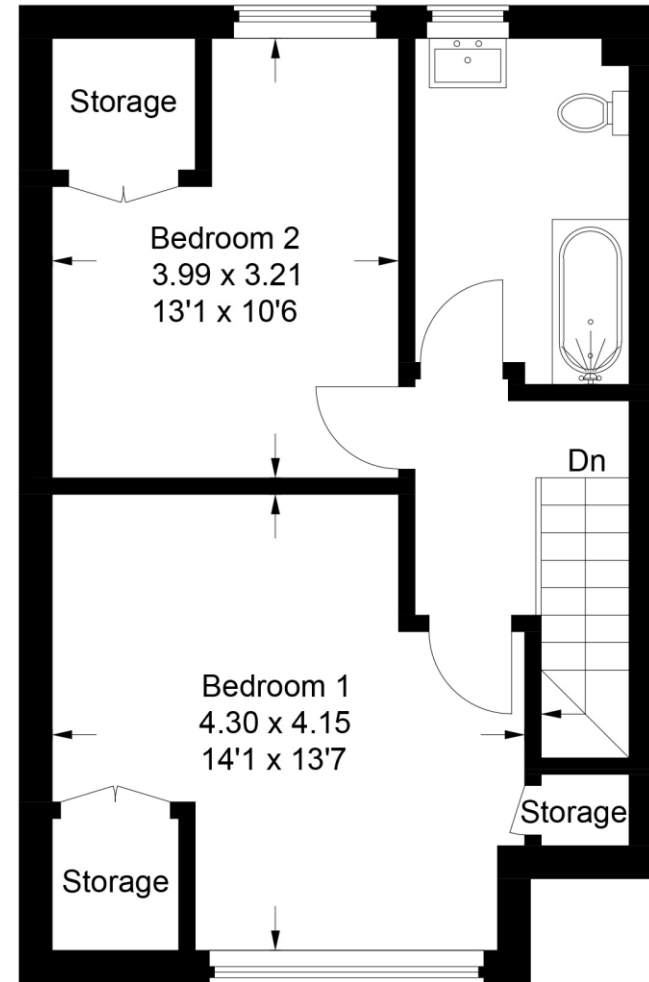
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Approximate Gross Internal Area
Ground Floor = 43.8 sq m / 471 sq ft
First Floor = 42.4 sq m / 456 sq ft
Total = 86.2 sq m / 927 sq ft



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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