

**83 Sandycroft Road, Little Chalfont,
Buckinghamshire, HP6 6QR**



ROBSONS
RESIDENTIAL SALES

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A three bedroom house situated in this well regarded cul-de-sac location offering three good sized bedrooms, two reception rooms and a modern conservatory. The property has an excellent 60ft garden as well as generous driveway parking to the front.

Freehold - EPC rating: C. 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, under a mile 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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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 right.

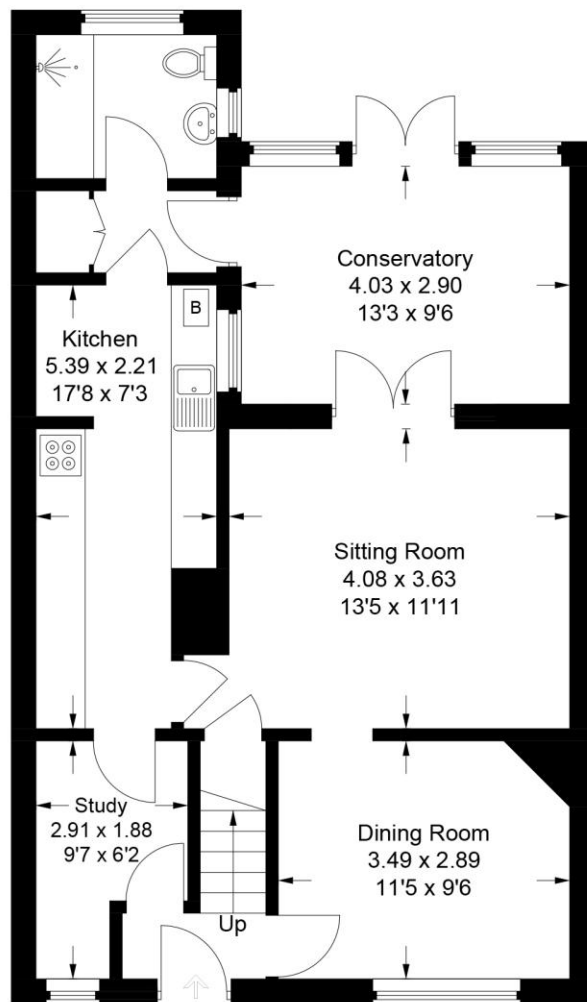
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

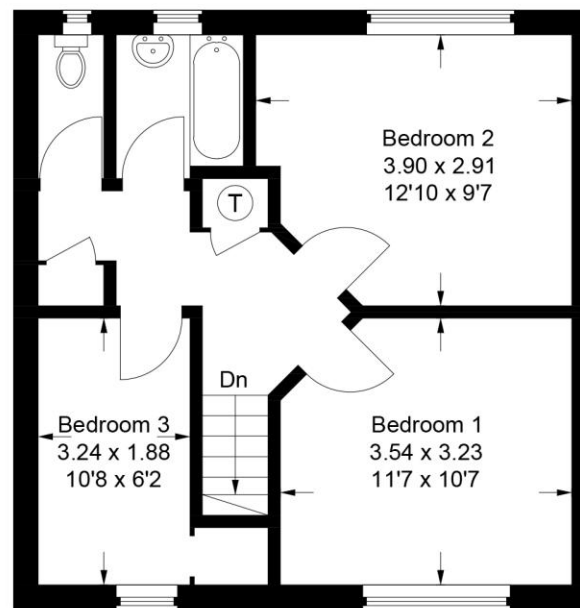
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Approximate Gross Internal Area
Ground Floor = 68.2 sq m / 734 sq ft
First Floor = 43.5 sq m / 468 sq ft
Total = 111.7 sq m / 1,202 sq ft



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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