

Elizabeth Avenue, Amersham - HP6 6QB

Offers in Region of **£550,000 | Freehold**

LAWRENCE RAND







Key Features & Description

- THREE BEDROOM TERRACED HOUSE
- MODERN FITTED KITCHEN
- DINING AREA
- SPACIOUS RECEPTION
- WOODEN FLOORING
- FAMILY BATHROOM
- CLOSE TO LITTLE CHALFONT

A beautifully renovated three-bedroom terraced home located on Elizabeth Avenue in the heart of Little Chalfont, offering stylish living accommodation and an excellent location close to outstanding local amenities.

Finished to a high standard throughout, this impressive property features a modern fitted kitchen, a bright dining area opening into a spacious reception room, and direct access to a private rear garden — perfect for both entertaining and family living.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, all presented in excellent decorative order.

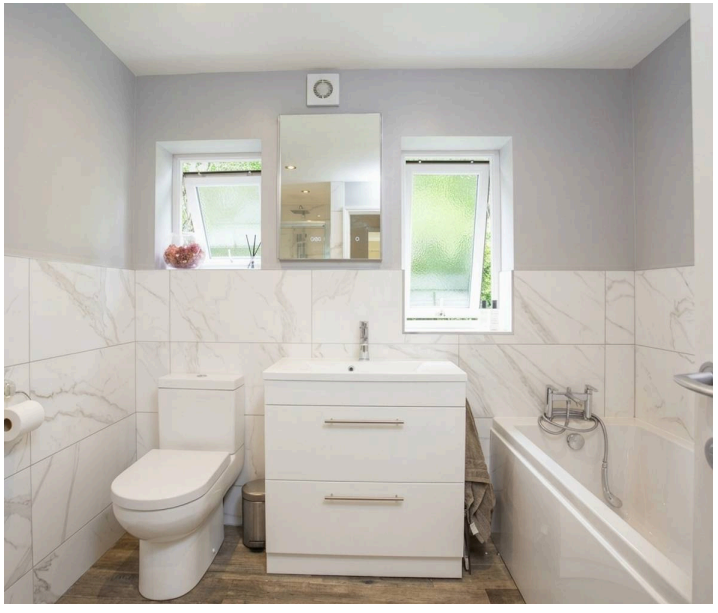
Ideally positioned within walking distance of Little Chalfont Station, the property offers superb commuter links into London, while also being conveniently close to highly regarded local schools, including the prestigious Dr Challoner's Grammar School.

Nestled within the picturesque Chilterns countryside, Little Chalfont is a vibrant and highly desirable village, combining a welcoming community atmosphere with excellent shopping, cafés, restaurants, and easy access to beautiful surrounding green spaces.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.







Nearest Stations

Chalfont & Latimer Station – approx 0.5 miles

Amersham Station – approx 1.6 miles

Chorleywood Station – approx 2.6 miles

Verified Material Information:

Borough of Chiltern - Council Tax Band D

EPC Energy Efficiency Rating: D

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

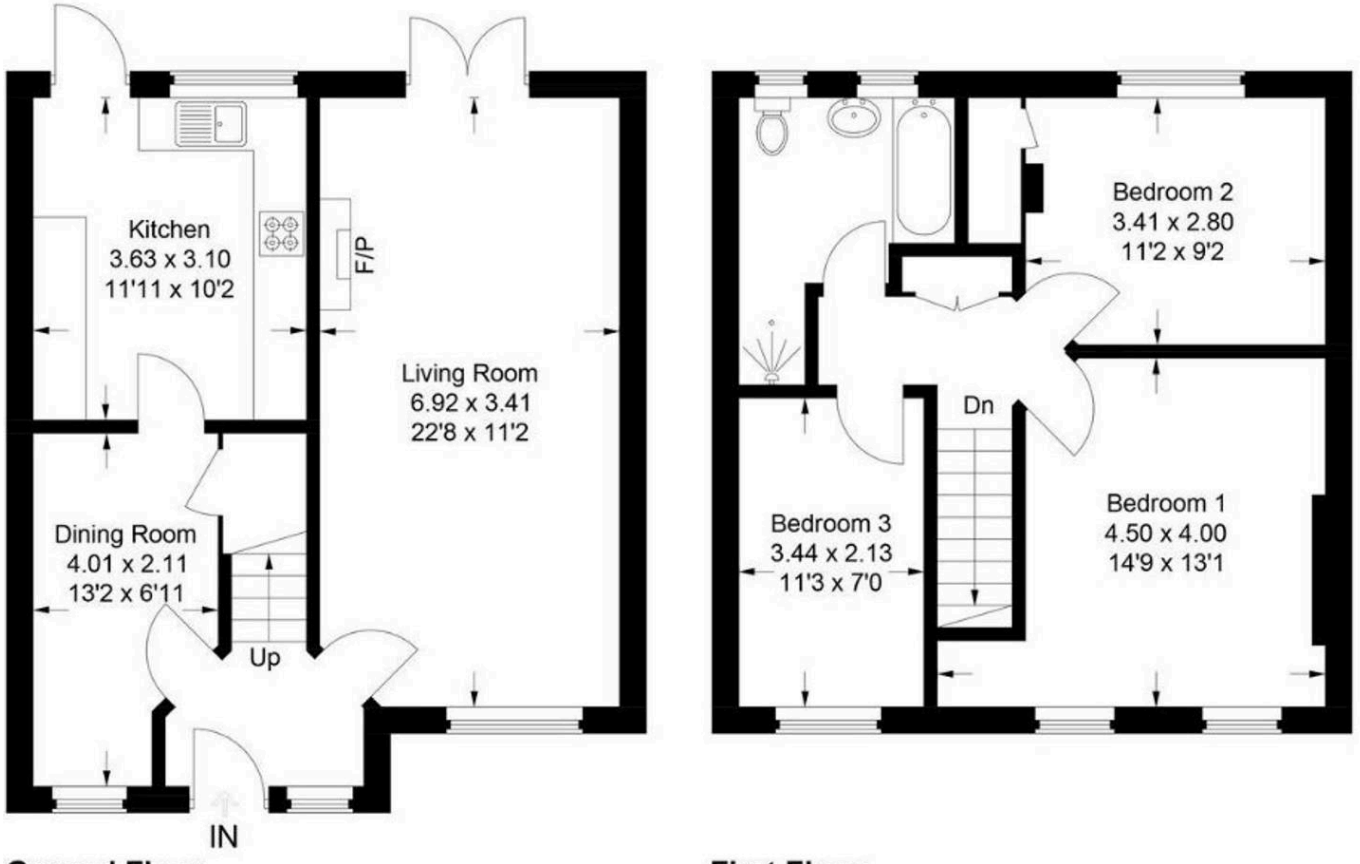
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Approximate Gross Internal Area
Ground Floor = 49.7 sq m / 535 sq ft
First Floor = 45.9 sq m / 494 sq ft
Total = 95.6 sq m / 1,029 sq ft



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.

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.