



11 Boughton Way, Little Chalfont, Amersham, Buckinghamshire. HP6 6PU

Guide Price £525,000 FREEHOLD

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A stylish renovated two-bedroom semi-detached home with open-plan living and an impressive entertaining garden, set in a quiet cul-de-sac close to Chalfont & Latimer station, schools, and amenities.

2 Bedrooms | Family Bathroom | Open Plan Living & Dining Rooms | Fitted Kitchen | Cloakroom | Attractive Gardens | Driveway Parking for Several Cars

THE PROPERTY: Upon entering the property, you are immediately welcomed into a stylish and contemporary open-plan layout, beautifully enhanced by a striking herringbone floor with underfloor heating that flows seamlessly throughout the ground floor. This inviting space sets the tone for the quality and attention to detail found across the home.

To one side sits an attractive shaker-style kitchen, thoughtfully designed to combine classic charm with modern functionality. A range of floor and wall-mounted cabinetry is complemented by elegant brass handles, white quartz work surfaces, and decorative tiled splashbacks. Siemens integrated appliances include an electric double oven, induction hob with extractor, dishwasher, fridge freezer and a washing machine. Additional features include an instant hot water tap, a water softener and an Insinkerator. This well-appointed kitchen provides an ideal setting for both everyday cooking and entertaining.

Discreetly positioned beneath the staircase is a convenient cloakroom, thoughtfully incorporated to maximise space without compromising the home's clean and refined aesthetic.

At the heart of the ground floor lies a superb open-plan reception area, comprising a comfortable living space and a generous dining area, enjoying a bright and airy environment with views onto the rear garden. Whether relaxing with family or hosting guests, this impressive space adapts effortlessly to modern lifestyles.





From here, doors open directly onto an impressive outdoor entertaining area, designed for both social gatherings and peaceful relaxation. Enjoying a high degree of seclusion, this private garden space offers the perfect backdrop for summer dining, evening drinks, or quiet moments outdoors.

Stairs rise to the first floor, where two well-proportioned and tastefully presented bedrooms await. Both rooms benefit from built-in cabinetry, providing excellent storage while maintaining a calm and uncluttered feel. These are served by a luxurious family bathroom, fitted with a contemporary suite and featuring a shower over bath.

OUTSIDE: Ample off road parking is provided to the front and side of the house. A gateway then opens into the beautifully designed gardens, incorporating a large decked area, a lawn a practical shed/store. The whole is enclosed by contemporary fencing.



SITUATION: Boughton Way enjoys a sought after location in Little Chalfont within the catchment area for the sought after high performing grammar schools of Dr Challoner's High school for girls and Dr Challoner's boys grammar school in Little Chalfont and Amersham respectively. The main line and underground station at Chalfont and Latimer is approximately 0.5 miles distant, with travel times to central London of 35 minutes and to the City in 55 minutes. The motorway network is accessed by the M25 (3.25 miles) connecting to the M1, M4 & M40. Little Chalfont is a thriving village with good local shops and restaurants and nearby Amersham offering Waitrose, M&S Food, Tesco and a superb range of high quality pubs and restaurants in the Old Town.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electric, water. Private drainage. We are advised that there is a monthly service charge for the maintenance of the communal parts of Boughton Way.

COUNCIL TAX: D

EPC RATING: C

DIRECTIONS: what3words: ///
smooth.copper.spider

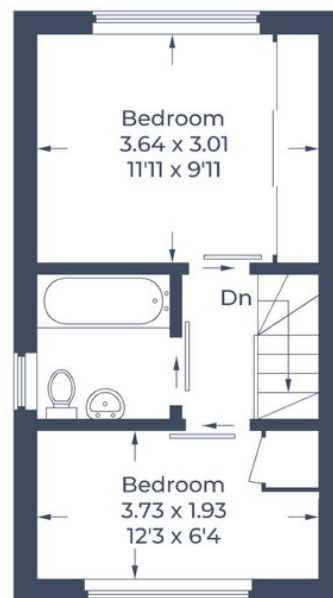
FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
 Ground Floor = 37.2 sq m / 400 sq ft
 First Floor = 26.4 sq m / 284 sq ft
 Store = 3.1 sq m / 33 sq ft
 Total = 66.7 sq m / 717 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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