

**27 Oakington Avenue, Little Chalfont,
Buckinghamshire, HP6 6SY**



ROBSONS
RESIDENTIAL SALES

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A beautifully presented 3 bedroom detached bungalow situated in this very sought after location, only a short walk from highly regarded schooling, the station and amenities of Little Chalfont as well as the picturesque Chess Valley. The property is ideally suited for both the growing family and the discerning downsizer alike and comes complete with a delightful southerly backing garden, garage and driveway.

Freehold. EPC rating: D. Council Tax Band: F

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, approx. 0.25 miles 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 Lifestyle Centre (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 (Boys & Girls) 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
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Directions: From our Chalfont office turn left onto the A404 and continue under the railway bridge. Take first right into Amersham Way and first right again into Oakington Avenue. The property can be found on the right-hand side.

* 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.

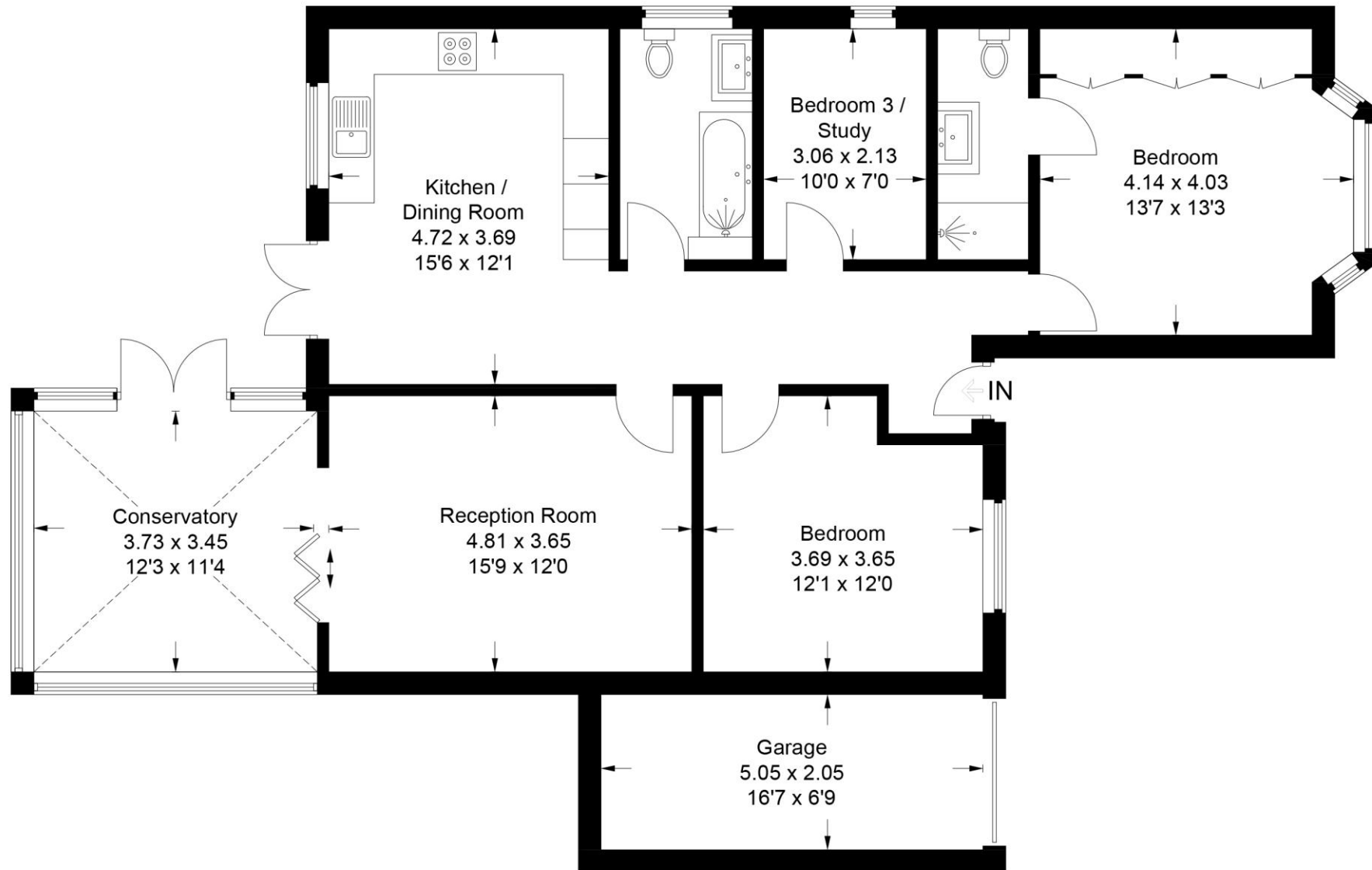
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Approximate Gross Internal Area = 106.1 sq m / 1,142 sq ft

Garage = 10.3 sq m / 111 sq ft

Total = 116.4 sq m / 1,253 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.

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