

17 Westwood Drive, Little Chalfont,
Buckinghamshire, HP6 6RJ



ROBSONS
RESIDENTIAL SALES

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A 3-bedroom, semi-detached property with south-facing rear garden, situated in this sought-after residential location, only a 0.5 mile walk from Little Chalfont Primary School, the train station and the village amenities (Dr Challoners Girls School, approx. 0.75 mile walk). The ground floor currently provides an entrance hall, cloakroom, dining room, separate sitting room with doors opening onto the approx. 100ft rear garden and kitchen. On the first floor, a generous landing provides a favourable position for a staircase to a potential loft conversion (subject to the necessary consents). There are three generous size bedrooms and a family bathroom. The front is mainly laid to lawn with a driveway providing parking. Detached single garage. Excellent potential for extension and enlargement (STPP). No onward chain.

Freehold EPC rating: D. Council Tax Band: E

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. 0.4 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 & Girls) 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

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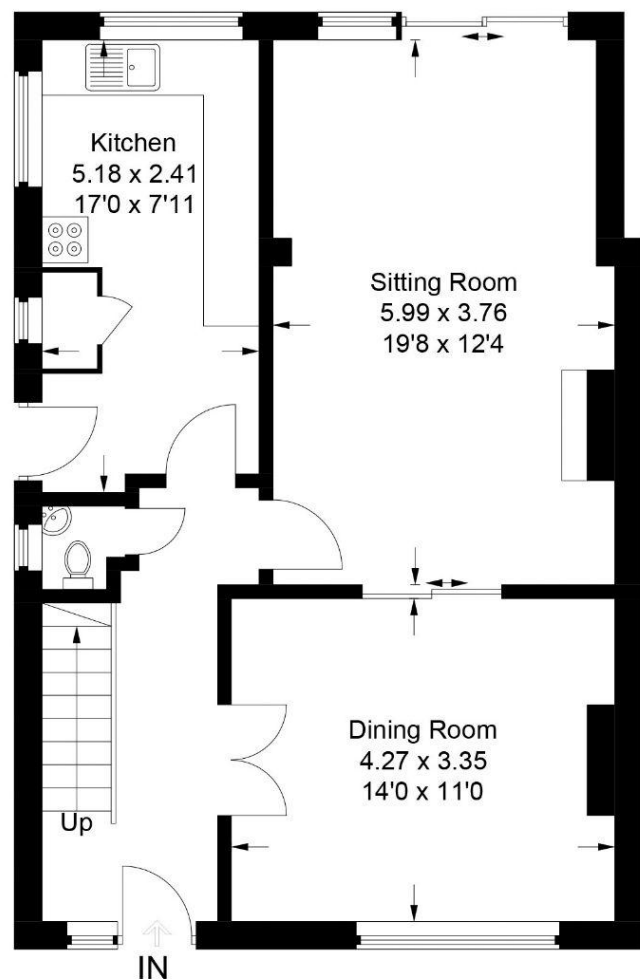
Directions: From our Little Chalfont office, turn left onto the A404 proceeding under the railway bridge. Take the second left onto Elizabeth Avenue, then the second right onto Westwood Drive. The road will bend right and #17 will be on your right-hand side.

* 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.

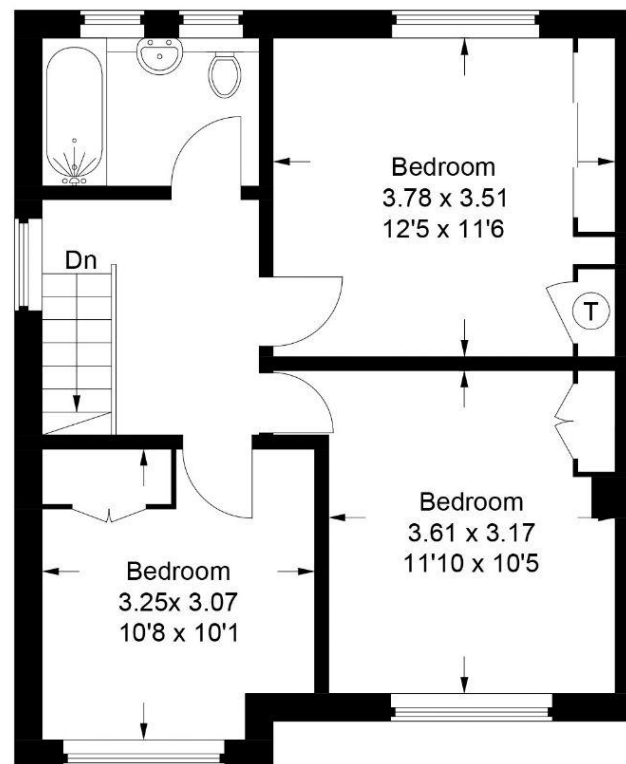
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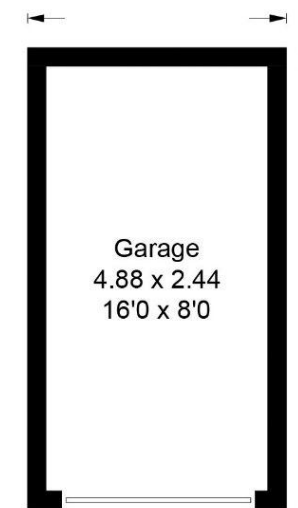
Approximate Gross Internal Area
Ground Floor = 59.2 sq m / 637 sq ft
First Floor = 45.1 sq m / 485 sq ft
Garage = 11.0 sq m / 118 sq ft
Total = 115.3 sq m / 1,240 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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