



**20 Pavilion Way, Little Chalfont,
Buckinghamshire, HP6 6QA**

ROBSONS
RESIDENTIAL SALES

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A beautifully presented 2/3-bedroom semi-detached property providing versatile and spacious accommodation, including an optional ground floor bedroom. Situated within 0.7 mile walk from all Little Chalfont has to offer, inc. village amenities, train station (0.45 mile), Westwood Park (with woodland walks into the picturesque Chess Valley) and renowned Dr Challoner's Grammar School for girls (boys in nearby Amersham), the property provides an entrance hall, cloakroom, contemporary open-plan kitchen/dining/sitting room with sliding doors onto the 33ft rear garden, study/playroom/bedroom 3, two first floor bedrooms & bathroom. Driveway. Freehold. Estate service charge - £360 pa. 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, approx. a 0.45 mile walk 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).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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Directions: From our Little Chalfont office turn left onto the A404 proceeding under the railway bridge. Take the second left turning onto Elizabeth Avenue and then take the fourth turning on the right onto Pavilion Way. Take the second turning on your right and the property can be found straight ahead.

* 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.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approximate Gross Internal Area
Ground Floor = 49.1 sq m / 528 sq ft
First Floor = 25.5 sq m / 274 sq ft
Total = 74.6 sq m / 802 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.

