



50 Charsley Close, Little Chalfont,  
Buckinghamshire HP6 6QH

**ROBSONS**  
RESIDENTIAL SALES

# 50 Charsley Close, Little Chalfont, Buckinghamshire HP6 6QH

A very well presented first floor maisonette complete with its own rear garden area situated in a cul de sac location, half a mile from Westwood Park, nearby woodland walks and the Chess Valley, whilst Chalfont & Latimer Station and local amenities are only 0.7 mile with a regular over and underground service to London. Lease 125 years from 17 February 2017; Ground rent £150 per annum; Annual service charge contribution covering building insurance - £109 per annum. EPR: C

- ENTRANCE LOBBY WITH STAIRCASE TO FIRST FLOOR • HALL • SITTING ROOM • KITCHEN • TWO BEDROOMS
- BATHROOM • REAR GARDEN

Set in the picturesque Chilterns, Little Chalfont is a vibrant village which offers a superb balance between commuter convenience and easy access to the beautiful surrounding countryside. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoner's. There is a variety of community and social amenities as well as a good parade of shops and eateries, along with the Metropolitan and Chiltern lines (offering prompt service to Baker Street and Marylebone stations respectively) located 0.8 miles from the property.



**Guide Price £270,000**

Viewing by appointment only  
via

Robsons Estate Agents  
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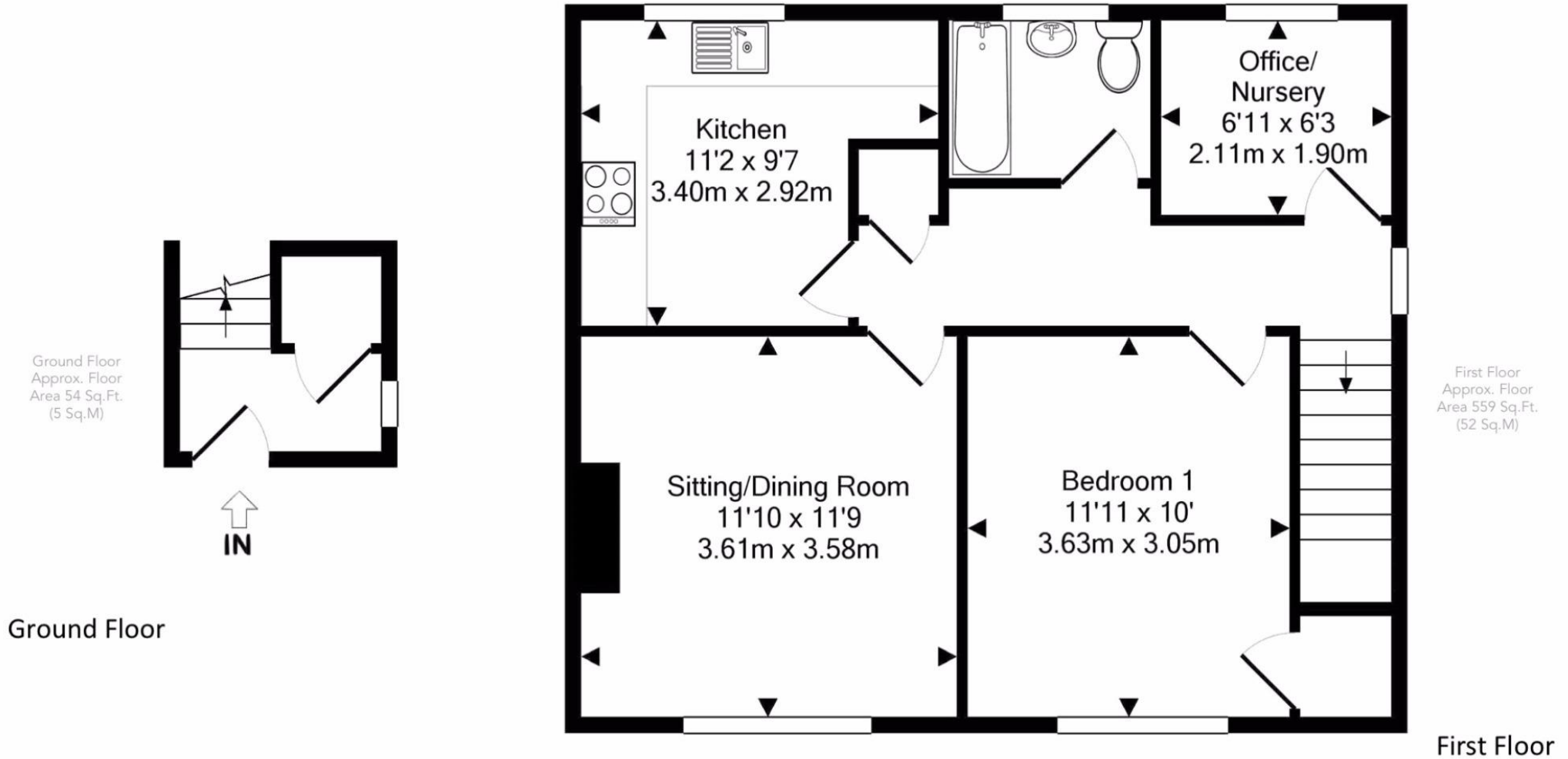
**Directions:** From our offices by Chalfont & Latimer station, proceed under the railway bridge and onto Amersham Road. Turn left into Elizabeth Avenue and progress for approximately half a mile before turning left into Charsley Close. No 50 can be found towards the end on the left hand side.

\* 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.

\* 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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Approx. Gross Area  
57 sq m – 613 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

