



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

**ROBSONS**  
RESIDENTIAL SALES

# 6 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY

**This recently extended, contemporary detached home is set in a highly sought-after residential location just moments from Little Chalfont Primary School, 0.25 miles from Chalfont & Latimer Station, and a short 0.4-mile walk to Westwood Park with its beautiful walks into the Chess Valley. Stylish and versatile, the property offers a welcoming entrance hall, a spacious open-plan kitchen/dining room with adjoining utility room, and double doors opening onto the landscaped rear garden. The flexible ground floor layout provides potential for up to four bedrooms, complemented by two further bedrooms on the first floor and a total of four bath/shower rooms. To the front, a full-width block-paved driveway provides ample parking. An ideal home for both young families and downsizers seeking comfort, convenience, and modern living. Freehold. EPC rating: C. 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 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). Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) 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  
Station Approach  
Little Chalfont  
Buckinghamshire  
HP7 9PR

Tel: 01494 724999

email: [property@robsonsbucks.com](mailto:property@robsonsbucks.com)



**Directions:** From our Little Chalfont office turn left onto the A404 under the railway bridge. Take first right into Amersham Way and first right again into Oakington Avenue. The property can be found a short distance along on the left -hand side.

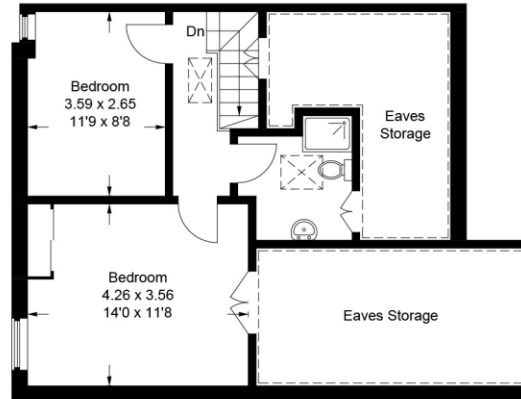
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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.


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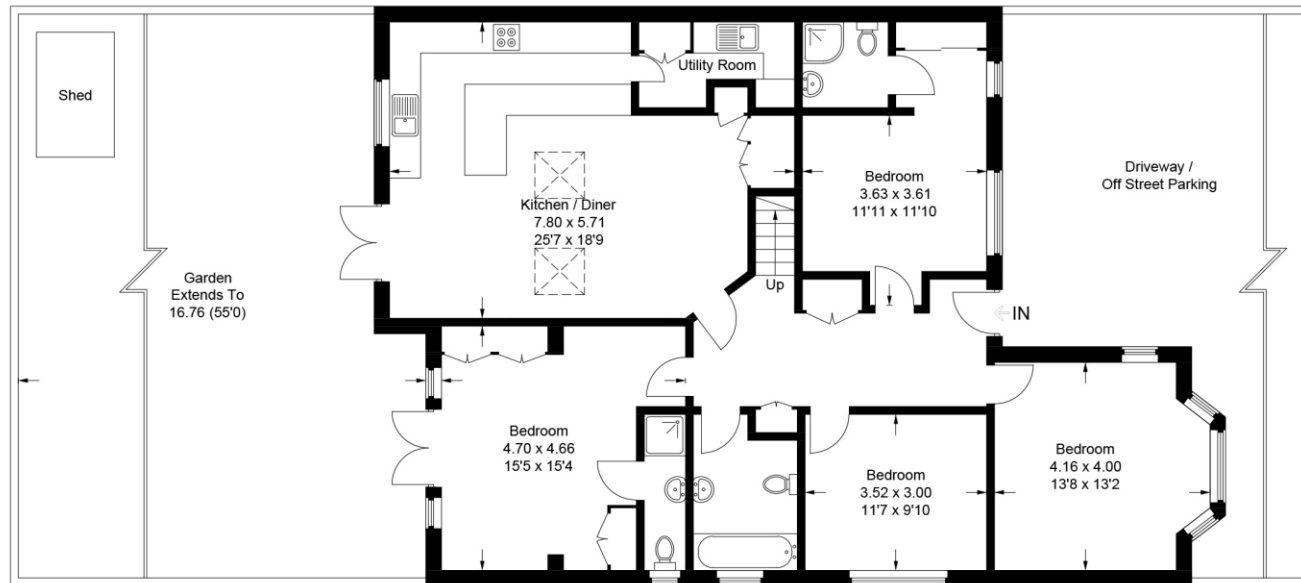
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Approximate Gross Internal Area  
173.60 sq m / 1,868.61 sq ft  
(Excluding Eaves Storage & Shed)



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground 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.

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