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20 Latimer Close, Little Chalfont, Buckinghamshire, HP6 6QS
Guide Price £700,000



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A rare opportunity to purchase a three bedroom detached bungalow on a generous south easterly plot situated in this sought after private road, within half a mile of Chalfont & Latimer station and the amenities of Little Chalfont. Offered to the market with the benefit of no onward chain, the property is ideally positioned within close proximity of highly regarded local schools and whilst it requires modernisation and updating throughout, it offers tremendous potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. The accommodation comprises: entrance hall, three bedrooms, bathroom, fitted kitchen with door to the garden and a 17ft sitting room with feature fireplace open to the dining room with sliding door to the patio. Externally, to the front there is driveway parking for a number of vehicles leading to a garage which could be converted subject to the usual consents. The remainder of the front is mainly laid to lawn with hedges to borders. Side access leads to the south easterly facing rear garden which is also mainly laid to lawn with an array of flowers, shrubs, and hedges to borders. There is a garden shed and a patio area ideal for outdoor entertaining and alfresco dining. CHAIN FREE.

EPC Rating: D

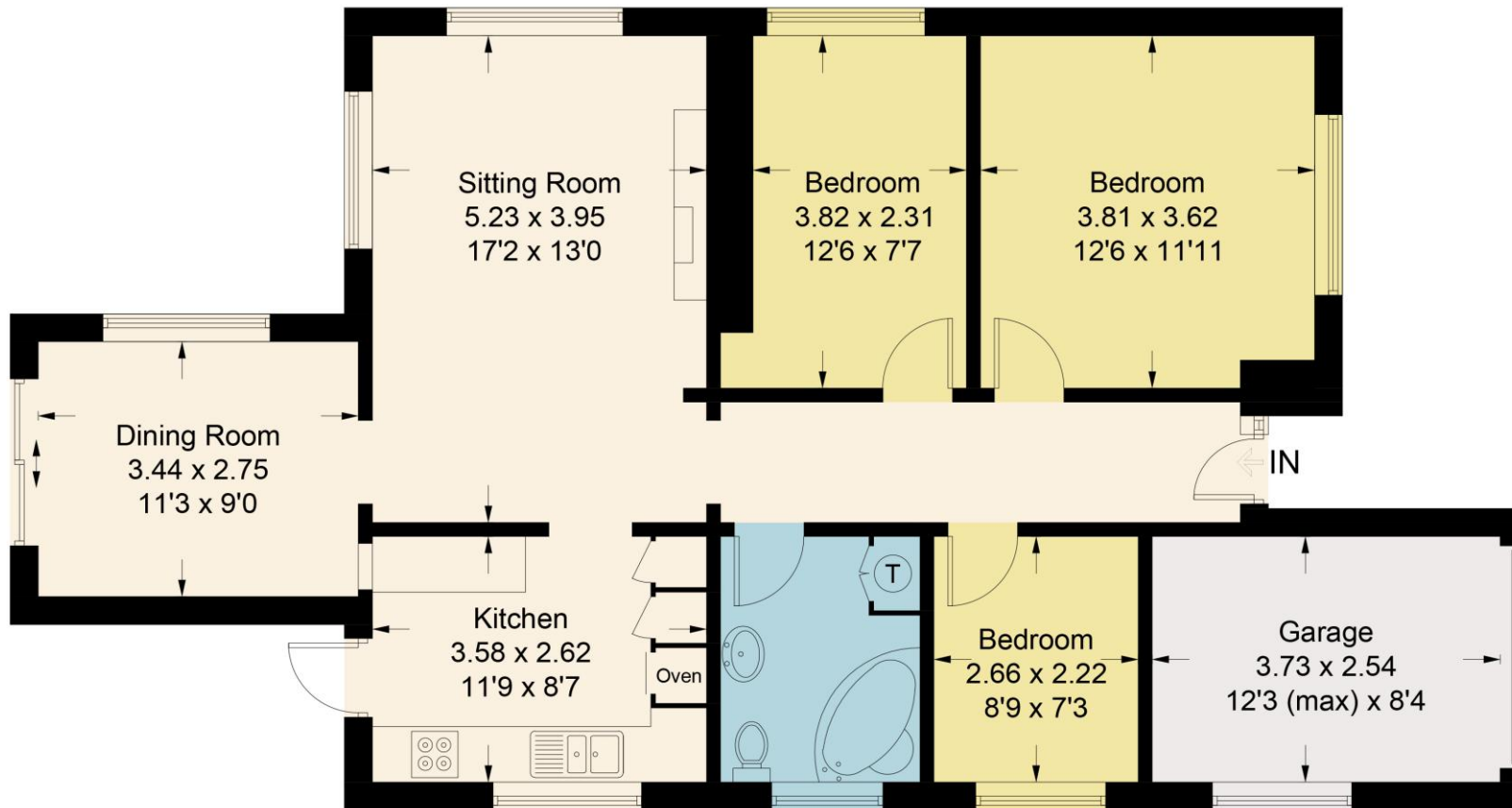


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Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

Garage = 9.9 sq m / 106 sq ft

Total = 95.5 sq m / 1,027 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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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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