

Flat B, The Grange, 11 Brayfield Lane, Chalfont St Giles, HP8 4FA

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RESIDENTIAL SALES

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A beautifully presented two bedroom ground floor apartment with its own private patio accessed directly from the property. The Grange is set in this highly regarded cul-de-sac setting only a short distance from the amenities & station of Little Chalfont. The property offers a superb sitting & dining area opening into a beautifully equipped kitchen. There are two double bedrooms with an ensuite bathroom and two allocated parking spaces – all offered to the market with no onward chain. Anticipated Service Charge : £5,929.23 (01/01/2026 - 31/12/2026). Lease Length: 250 years from 2016. Ground Rent currently: £940.52 p.a. Reviewed 10-yearly
EPC rating: B. Council Tax Band: G

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, a short 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 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 (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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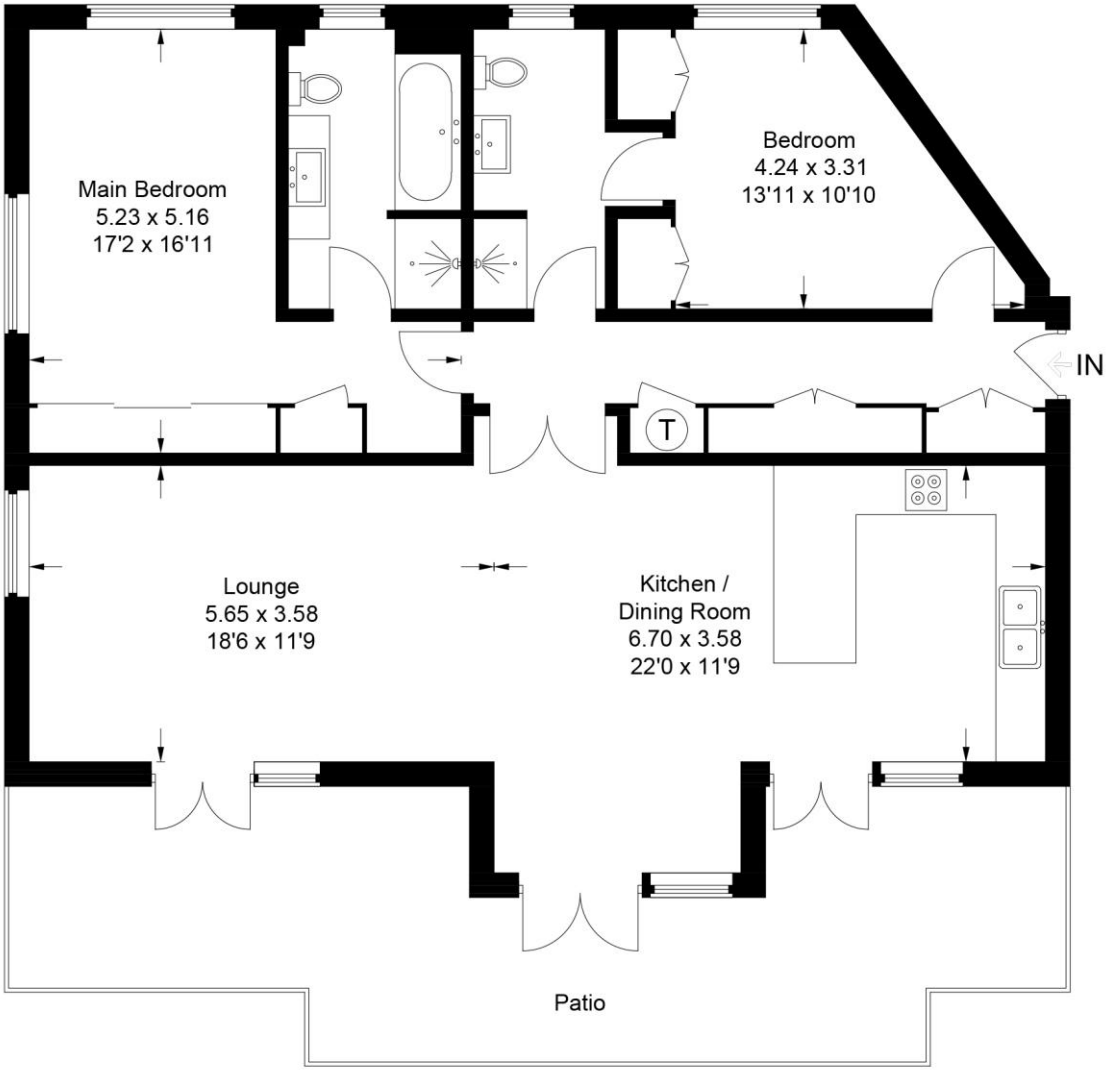


Directions: From our offices at Little Chalfont station, proceed through the shops turning left into Burtons Lane and promptly left into Brayfield Close. Take the left fork as you enter the development and The Grange can be found towards the end of the road on the left.

* 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 = 110.3 sq m / 1,187 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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