



28 Westwood Drive, Little Chalfont,
Amersham, Buckinghamshire, HP6 6RJ

ROBSONS
RESIDENTIAL SALES

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A highly desirable 3-bedroom, semi-detached property overlooking Westwood Park and woodland beyond, offering excellent scope for extension and enlargement (STPP), ideally situated in this sought-after residential location, just a half mile walk from Little Chalfont Primary School, the train station and the village amenities. It comprises an entrance hall, a comfortable sitting room and a spacious, open-plan dining/family room with French doors opening onto the patio and beautifully landscaped 70ft rear garden. The fitted kitchen is well equipped with a built-in hob, double oven and grill, dishwasher, fridge and washing machine. On the first floor, a generous landing provides the favoured position for a staircase to a potential loft conversion (subject to the necessary consents). There are three generously sized bedrooms, a family bathroom and a separate WC. The front is predominantly laid to lawn, with a driveway providing parking for several vehicles. Detached single garage.

Freehold. EPC rating: C. Council Tax Band: E

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. 0.35 miles 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 (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 served with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Boys & Girls) for Nursery – Year 6. Senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only
via

Robsons Estate Agents
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Directions: From our Little Chalfont office, turn left onto the A404 proceeding under the railway bridge. Take the second left onto Elizabeth Avenue, then the second right onto Westwood Drive. The property can be found on the left as the road bends to the right.

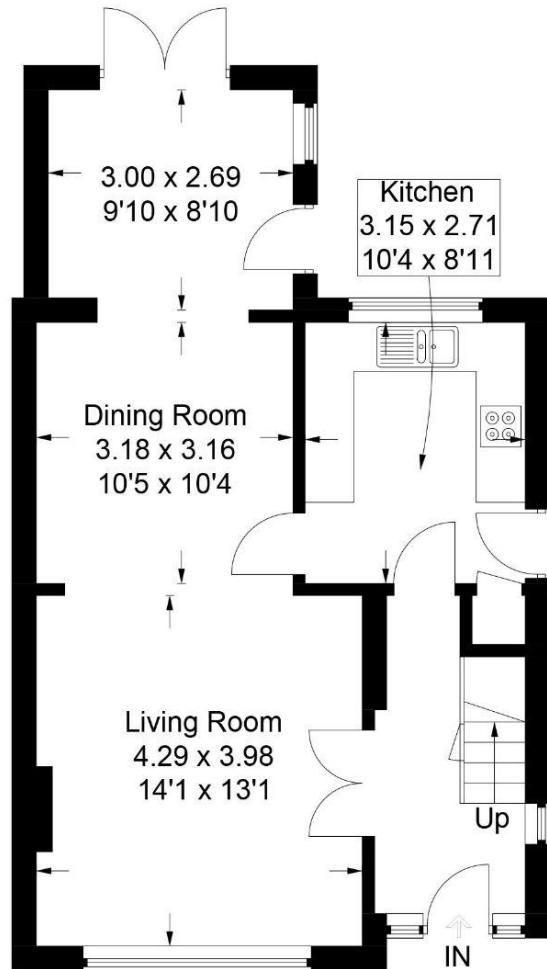
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering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

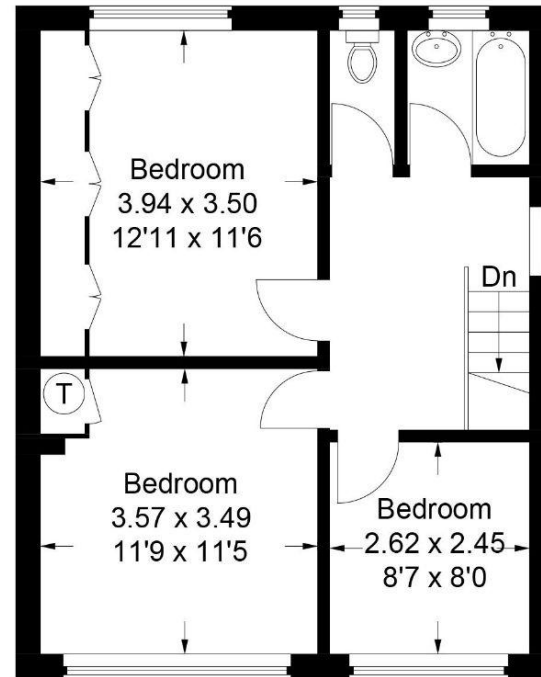
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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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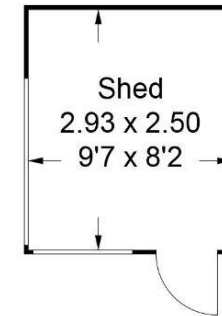
Approximate Gross Internal Area
Ground Floor = 54.3 sq m / 584 sq ft
First Floor = 45.9 sq m / 494 sq ft
Sheds = 20.6 sq m / 222 sq ft
Total = 120.8 sq m / 1300 sq ft



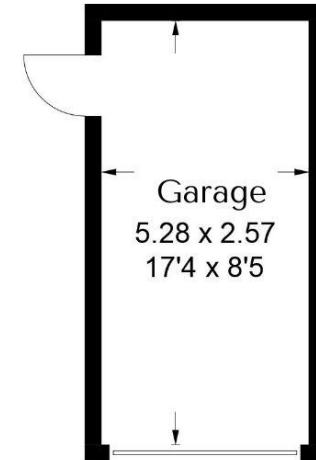
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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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