

The Alamo, 5 Yarrowside, Little Chalfont, Buckinghamshire, HP7 9QL

ROBSONS
RESIDENTIAL SALES

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A well presented home situated in this highly regarded cul-de-sac location providing easy access to the village of Little Chalfont with its excellent rail line communications to London and hugely sought-after schooling including Dr Challoners and Little Chalfont Primary School. The Alamo has excellent family accommodation with four reception rooms, five bedrooms, three bath/shower rooms and delightful gardens. The property also benefits from recent planning permission to extend on the first floor to create larger bedrooms and ensuite facilities. Application reference – PL/26/02725/FA
Freehold – EPC rating C. 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, approx. 0.7 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 catered for with The Beacon School (Boys & Girls) 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
Robsons Estate Agents
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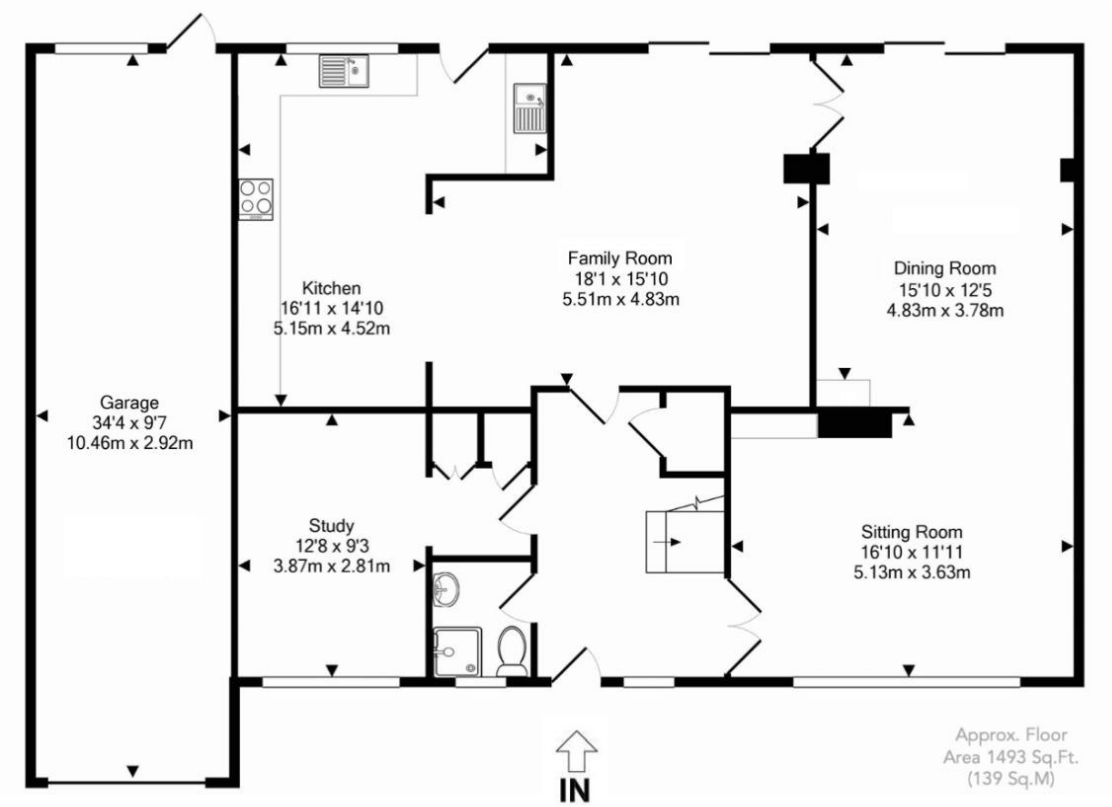


Directions: From our Little Chalfont Office turn right onto the A404 and turn left at the roundabout into Cokes Lane. Take the third turning on the right into Snells Lane, then take the first turning on the left into Yarrowside, the property can be found on the left hand side of the road.

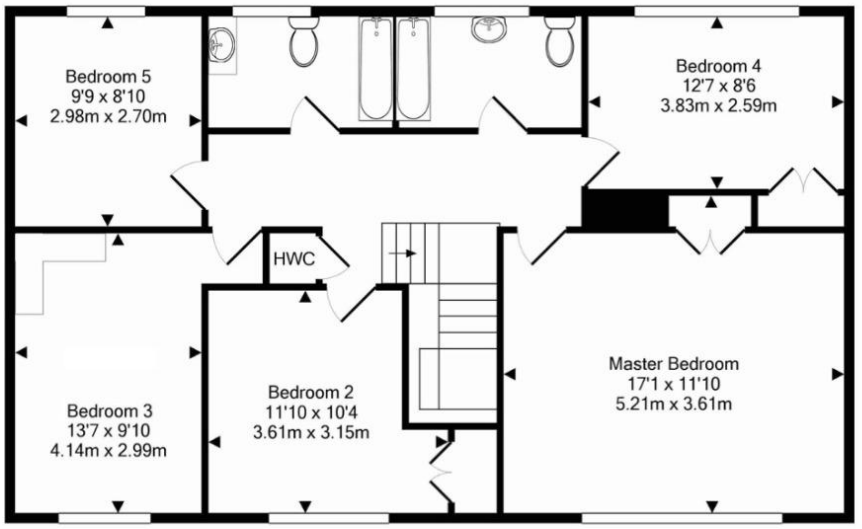
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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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Approx. Gross Area
226 sq m – 2432 sq ft



Ground Floor



First Floor

Approx. Floor
Area 939 Sq.Ft.
87XX Sq.M)

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.









