



**46 St Nicholas Close,  
Little Chalfont, Buckinghamshire, HP7 9NP**

**ROBSONS**  
RESIDENTIAL SALES



# 46 St Nicholas Close, Little Chalfont, Buckinghamshire, HP7 9NP

**A 4-bedroom property situated in this very popular cul-de-sac, only 0.3 mile walk from both Dr Challoners Grammar School (girls) and the amenities of Little Chalfont. The property features a 27ft open plan sitting/dining room with doors onto an attractively landscaped 40ft rear garden, kitchen with adjoining utility room, garage and driveway. Viewing recommended. Freehold - EPR: D - 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 service to Central London for all work and socialising needs, approx. 0.5 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 recently refurbished '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).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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**Directions: From our Little Chalfont office turn right onto the A404 proceeding through the shopping parade. At the roundabout, go straight over onto White Lion Road and St Nicholas Close is the fourth turning on the right-hand side. On entering the close, bear round to the right and No 46 is on the left-hand side.**

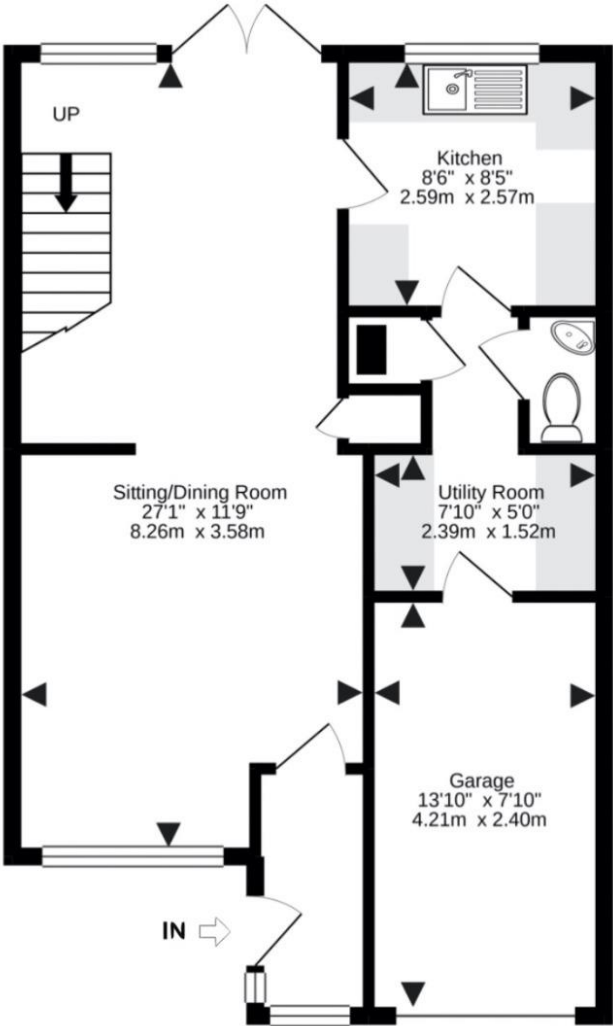
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when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

\* 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

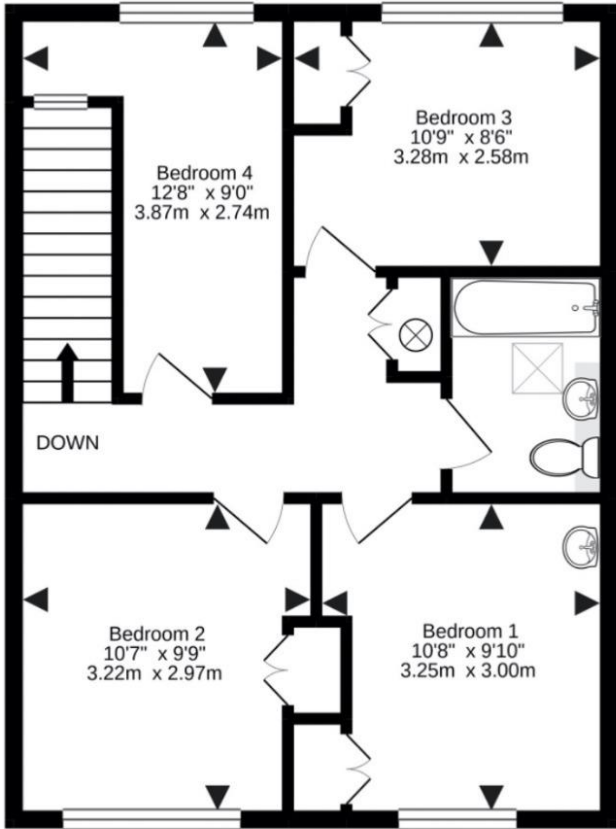
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Approx. Gross Area  
102 sq m – 1095 sq ft



Approx. Floor Area 577 Sq.Ft. (54 Sq.M)

Ground Floor



Approx. Floor Area 518 Sq.Ft. (48 Sq.M)

First Floor

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.



