



ROBSONS
RESIDENTIAL SALES

**20 Derwent Close, Little Chalfont,
Buckinghamshire, HP7 9PG**

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Situated in a popular cul-de-sac location this first floor maisonette offers well laid out accommodation over two floors and includes a generous size sitting/dining room, fitted kitchen, two double bedrooms, family bathroom, allocated parking and communal gardens.

Leasehold 125 years from 25th March 1991 - EPR: D - Council Tax Band: D - Service Charge: £768 pa - Ground Rent: £112 pa.

No onward chain

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. 0.8 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

HP7 9PR

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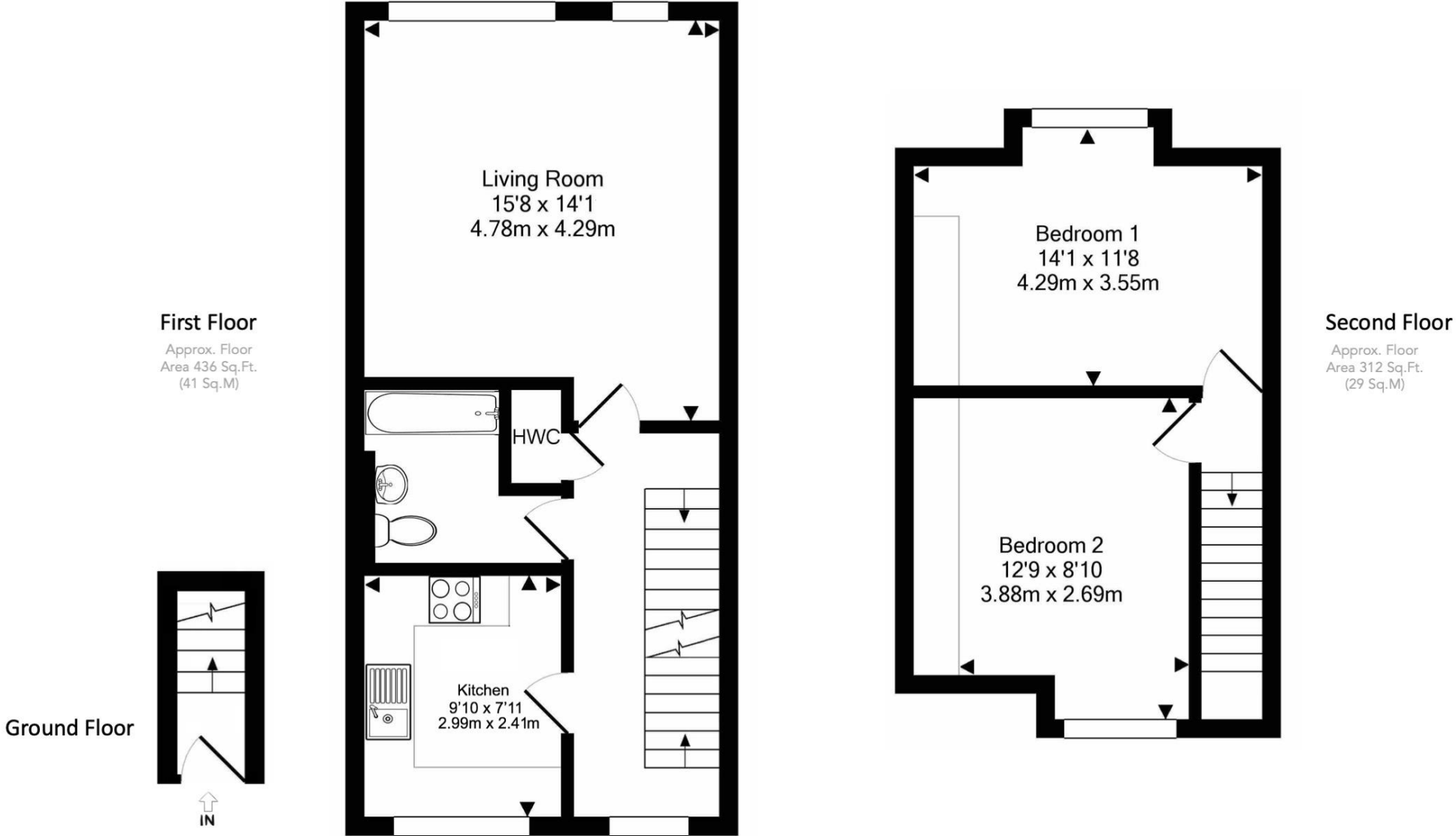
Directions: From our Little Chalfont office turn right onto the A404 heading towards Amersham. At the roundabout drive straight over onto White Lion Road until you come to crossroads and traffic lights. Turn right onto Bell Lane and first right again into Derwent Close, No 20 can be found on the left 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.

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Approx. Gross Area
71 sq m – 768 sq ft



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.

