

**West House, 22A Chenies Avenue, Little Chalfont,
Buckinghamshire, HP6 6PP**



ROBSONS
RESIDENTIAL SALES

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West House is an exquisite 4 double bedroom and 4-bathroom detached property, featuring a superb contemporary specification, completed by local luxury home builder, ADT Developments Ltd in 2021. The property combines excellent craftsmanship with innovative design to create a sophisticated home, flooded with natural light and in a superb location, only 0.25 mile from both Chalfont & Latimer station and Westwood Park, with adjoining woodland and picturesque walks into the Chess Valley. Freehold - EPR: B - Council Tax Band: G. 10 years Build Zone Warranty (from 2021). 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, only 0.25 mile from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley, only 0.2 mile away. 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. 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), Heatherton House (Girls) and Chesham Prep (Mixed) for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles from Chenies Avenue.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

HP7 9PR

Tel: 01494 724999

email: property@robsonsbucks.com



Directions: From our Little Chalfont office, turn left onto the A404, follow the road under the railway bridge and take the second turning left into Elizabeth Avenue. Follow the road and take the third turning on the right into Chenies Avenue. The properties will be on your right-hand side.

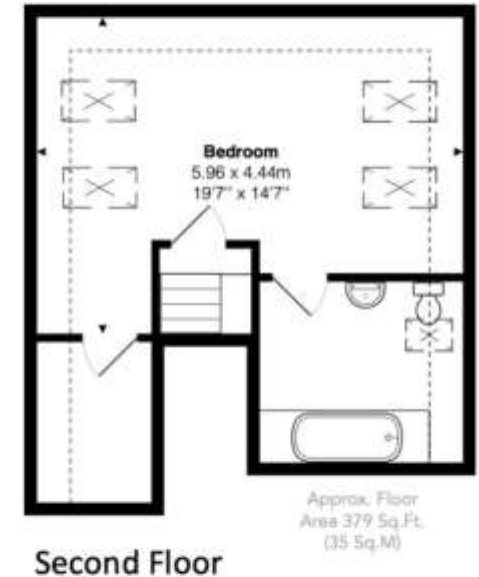
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
241 sq m – 2591 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.

