



ROBSONS
RESIDENTIAL SALES

12 Bedford Avenue,
Little Chalfont, Buckinghamshire, HP6 6PT

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A beautifully presented 4 bedroom, 3 bathroom semi-detached house thoughtfully extended to provide light and spacious family accommodation of approx. 1858 sqft. The contemporary 22ft open plan kitchen/dining/family space features a bespoke hand-made kitchen from 'Handmade Kitchens of Christchurch'. Bi-folding doors lead onto the large, paved terrace with same tiles inside-outside creating a seamless transition from home to garden; vaulted family room downstairs with ensuite shower which can be used as a 4th bedroom. Bespoke fitted study area on the 1st floor with family bathroom and a fantastic second floor master bedroom and shower room, with Juliet balcony overlooking the rear garden. This property is conveniently located a very short walk to the amenities and station of Little Chalfont Village and highly sought after primary and secondary schools. Driveway with plenty of parking. Freehold - EPR: 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 service to Central London for all work and socialising needs, approx. 0.2 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). Independent schooling is also very well catered for with The Beacon School (Boys), Heatherton (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.



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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Directions: From our Little Chalfont office turn left onto the A404, continue under the railway bridge, and take the first left into Chalfont Avenue. At the T-junction turn left and then immediately right into Bedford Avenue. The property will be found on your right-hand side.

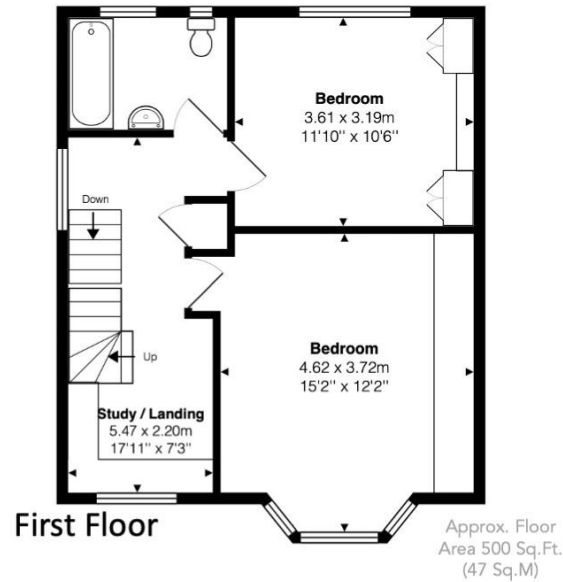
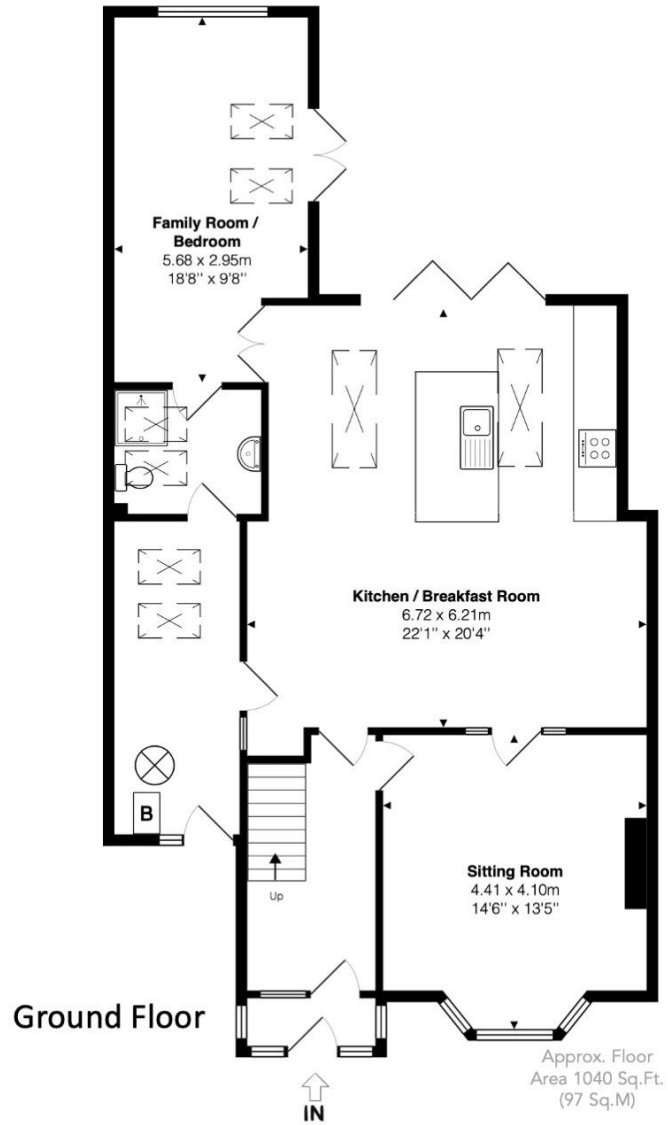
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
173 sq m – 1858 sq ft



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