



**7 Kiln Avenue, Amersham,
Buckinghamshire, HP6 6QW**

ROBSONS
RESIDENTIAL SALES

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A beautifully presented first floor maisonette, featuring a spacious double bedroom; office/nursery/occasional second bedroom; sitting room; kitchen inc, slimline dishwasher and folding breakfast bar; and modern bathroom. To the rear of the property is a large garden, complete with paved patio, area of lawn and raised hardstanding area (currently a covered 'Hot Tub' area). In addition, there is a spacious loft area (see image), accessed via a pull-down ladder. The property is situated only 0.45 mile from Westwood Park which includes woodland walks into the picturesque Chess Valley, whilst Chalfont & Latimer Station is only 0.55 mile walk with a regular over and underground service to London.

Council Tax Band: B – EPR: D – Leasehold (Lease Length: 125 years from 17/10/11) – Ground Rent: £150 per annum – Service Charge: £246.53pa (1/4/2023 - 21/3/2024) 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. 0.55 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 under the railway bridge and take the second turning on the left into Elizabeth Avenue. Kiln Avenue is the sixth turning on the right and the property can be found on the 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.

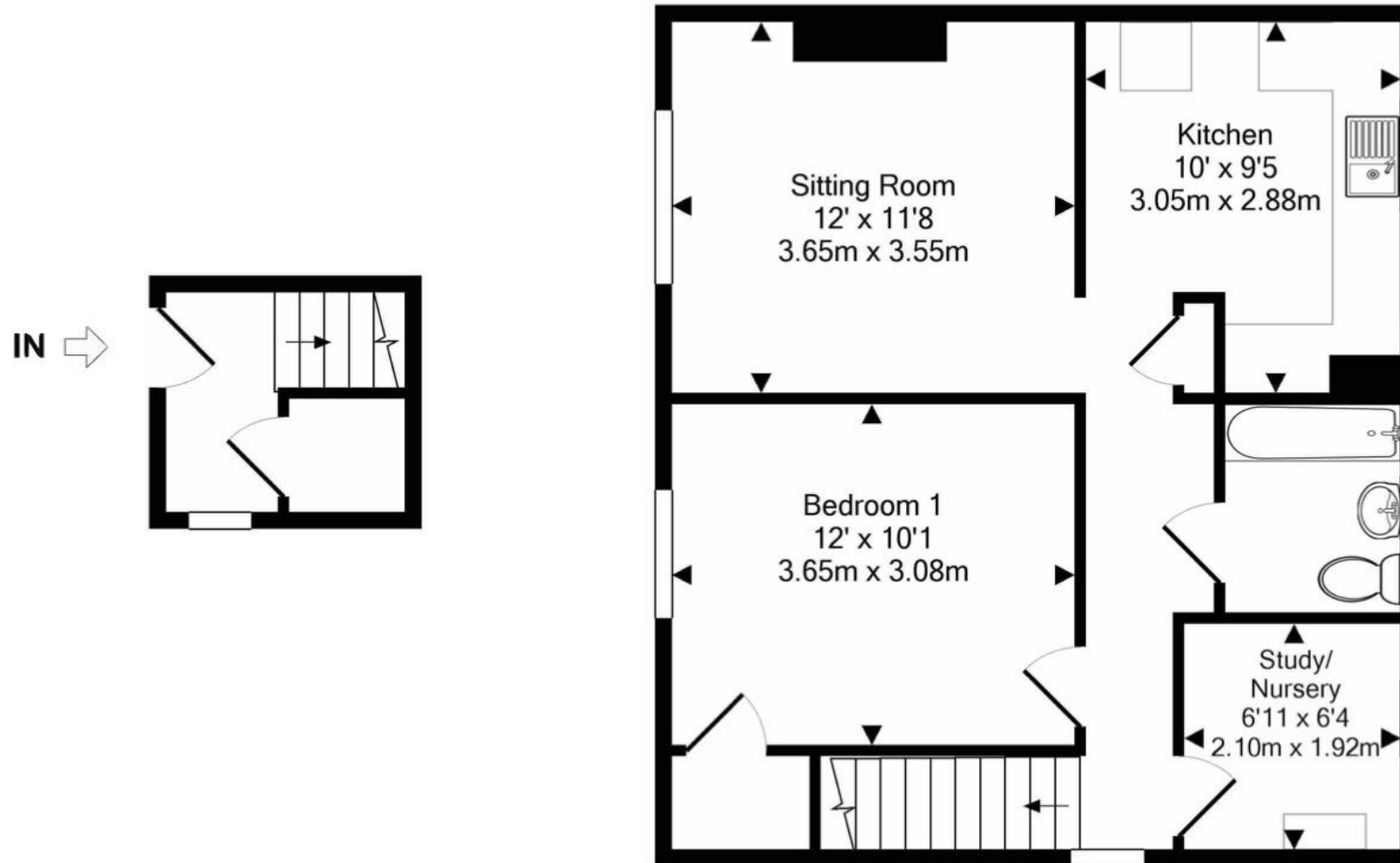
Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* 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

52 sq m – 564 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.

