

**2 Chenies Avenue, Little Chalfont,
Buckinghamshire, HP6 6PR**



ROBSONS
RESIDENTIAL SALES

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A substantial 6 bedroom & 5 bathroom detached property (approx. 3770 sq/ft, inc. outbuilding) situated within 0.25 mile walk from Chalfont & Latimer train station and Westwood Park, with woodland walks into the Chess Valley. 'Franmar' has been redesigned and comprehensively updated in recent years, to create a unique, high-quality home, featuring underfloor heating throughout; aluminium windows/doors, some with built in blinds & tinted glass; luxury bathroom suites with Gerberit sanitaryware; integrated media system; & contemporary lighting. Rooms of special note include an impressive 38' x 37' (max.) sitting/dining/kitchen, with atrium skylight and folding doors onto the 130ft landscaped garden with full width terrace; optional ground floor bedroom with en-suite shower room (ideal for visitors or relatives); and multi-purpose garden outbuilding (approx. 32' x 12'4"), complete with generous built-in storage. No onward chain.

Freehold - Council Tax Band: G - EPR: C

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) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; 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

HP7 9PR

Tel: 01494 724999

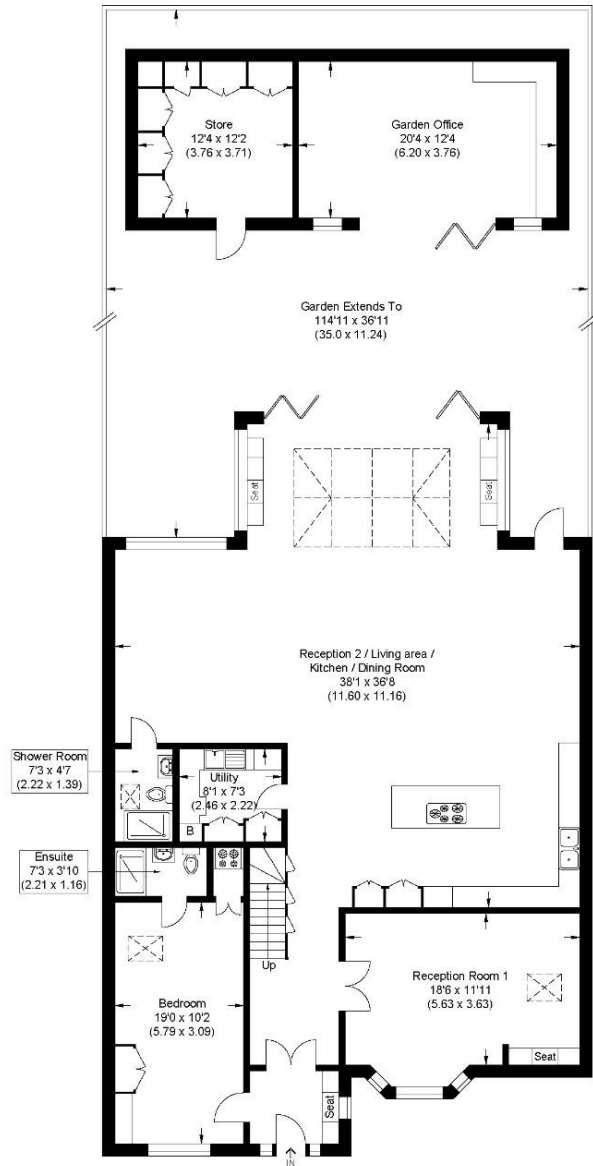
email: property@robsonsbucks.com



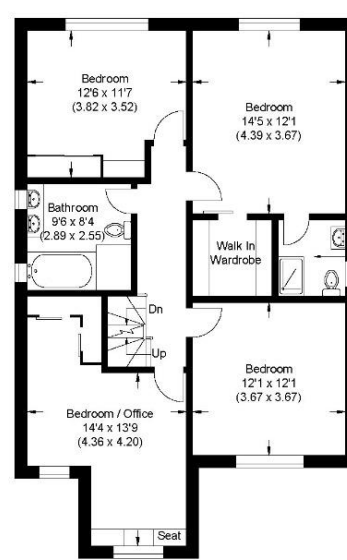
Directions: From our Little Chalfont Office, turn left onto the A404 proceeding under the railway bridge. Take the second turning on the left onto Elizabeth Avenue and then take the second left onto Chenies Avenue. The property can be found on the left.

* 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.

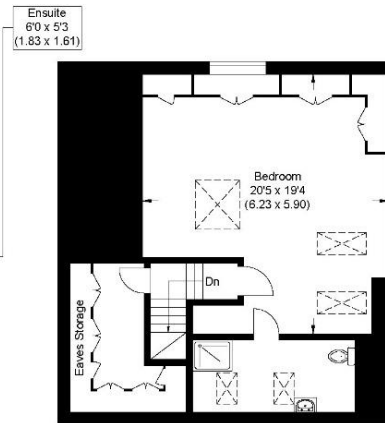
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to 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



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
312.53 sq m / 3364.04 sq ft
Outbuilding Area
37.83 sq m / 407.19 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

