



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



9 Chalfont Avenue
Little Chalfont
Buckinghamshire
HP6 6RD

This spacious 2 double bedroom, ground floor maisonette is situated within a short walk of the village amenities, train station and highly regarded schools. Being well presented the property also benefits from a westerly facing rear patio garden and lawned front garden. There is a garage in a nearby block. Ideal investment opportunity. No upper chain. EPC: C. No service charge payable
Lease: 164 years

Guide Price: £430,000



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Accommodation: Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Bathroom, Large Corner Plot, Garage in nearby block.

Location: For families, prime catchment area for both highly sought after state and grammar schools. Schools are within a short walk.

For leisure: Picturesque walks to the AONB Chiltern area 5 mins from the property. Ideal for dog walkers/cycling or for those who simply enjoy the outdoors. Chess Valley walk is considered one of the best walks in the Buckinghamshire area.

For wellbeing, Westwood park (5 mins) is an excellent place for exercise or a place for kids to burn some energy in an action packed playground. Little Chalfont also has an array of local sporting activities; Football, Badminton, Cricket team and Tennis Club for all ages.

Amenities: Great local pubs walking distance; The Bedford Arms, The Metropolitan, De Vere Latimer estate and some excellent events are held at Chenies house over the summer.

Little Chalfont high street provides a selection of different amenities from groceries, restaurants, bakery, hairdresser and artisan coffee shops; 10 min drive to Amersham or Old Amersham which has a larger array of shops and restaurants. The station is within a 6 minute walk and has super fast links into London via Chiltern line and Met line. 34 mins to London Marylebone and is valid for Oyster card travel.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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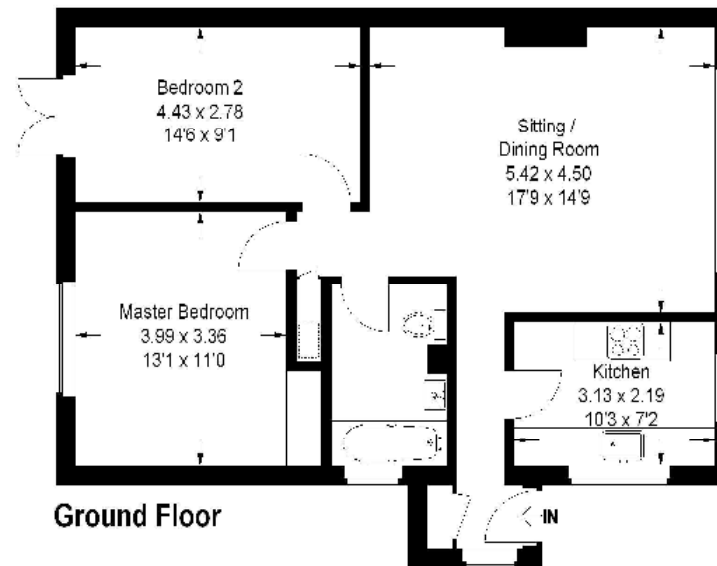


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Approximate Gross Internal Area = 71 sq m / 764 sq ft



 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced for Wilson Heal



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