



Latimer Close

Little Chalfont, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Latimer Close

Little Chalfont, Buckinghamshire, HP6

Guide Price: £675,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Receptions**

Features

- Semi-detached house
- Private road location in walking distance to amenities
- Two/three bedrooms
- Fitted kitchen
- Living/dining room
- Bathroom and en-suite
- Off street parking
- Generous plot
- Potential to extend STP
- EPC: C

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The Property

Positioned in the corner of this popular private road in Little Chalfont is this delightful two/three-bedroom semi-detached family home.

The flexible accommodation is well presented but the generous plot offers further scope to extend subject to planning.

Entrance hall with tiled flooring, downstairs WC, extended kitchen with vaulted ceiling that brings in lots of natural light. The fully fitted kitchen has a range of matching units, worktops and built-in appliances. Dual aspect living/dining room with window to front aspect and French doors to the garden.

A dual aspect ground floor bedroom, easily adaptable as a study or sitting room, adds to the property's flexibility. To the first floor are two double bedrooms one with an en-suite shower room and a recently re-fitted family bathroom.

Externally the property is situated on a generous plot, to the front is a gravel driveway with parking for several cars.

The outside space sets this property apart with a secluded, southwest facing rear garden that is mainly laid to lawn with established mature trees, plants and shrubs. There is also a patio area and gated access to the front.

Location

Little Chalfont is a popular village situated between Chorleywood and Amersham. In the village are a number of shops and cafes, a doctor's surgery, dentist and library. Dr Challoner's High School for Girls is in the village which is well known for its' outstanding academic results. Dr Challoner's Boys Grammar School is in nearby Amersham.

There are excellent rail communications to London and easy access to the motorway network. Chalfont & Latimer Station (Metropolitan & Chiltern Line) is approximately 0.5 of a mile from the property which offers a 35-minute service into central London.

Council Tax

Buckinghamshire Council – Band D: £2,281.73 (For the period 2024-2025)

Other Charges

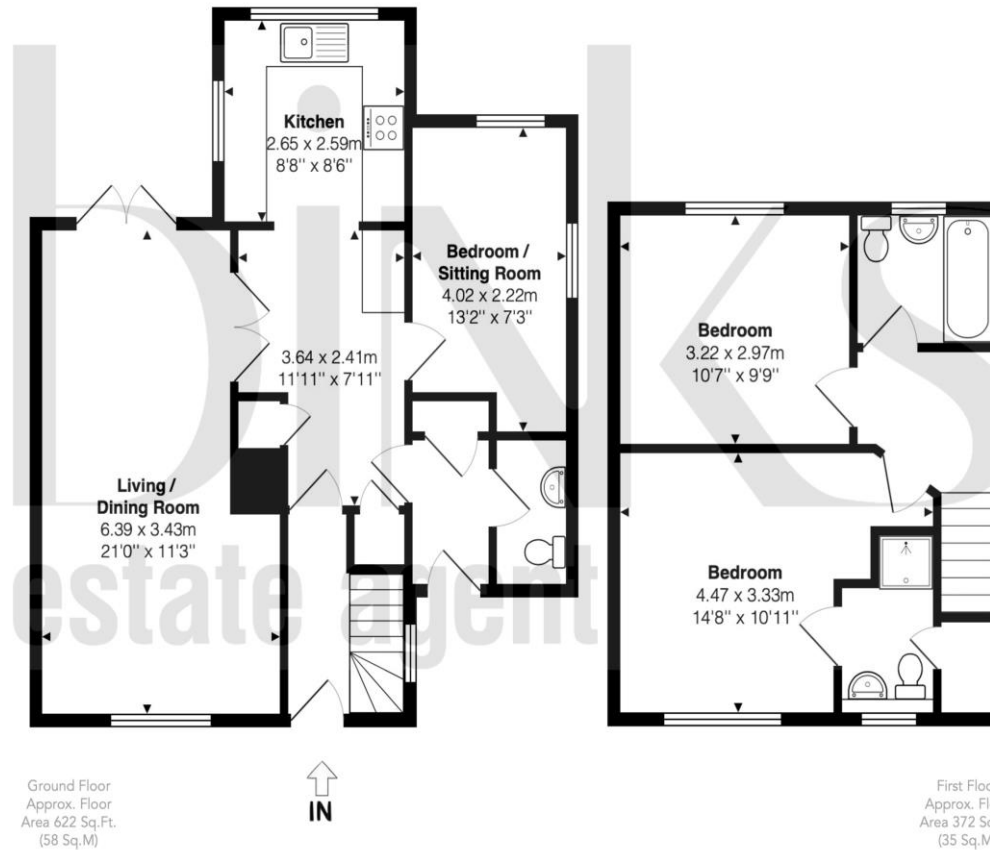
Latimer Close is a private road with a service charge of £100 PA.

Situated in a popular, private road close to the amenities in Little Chalfont, is this well-presented semi-detached home. The property offers flexible accommodation with a living/dining room, kitchen/breakfast room and a downstairs bedroom/study. The first floor has two double bedrooms, a re-fitted bathroom and en-suite shower room. Positioned on a good-sized plot the property offers further scope for extension STP.

Latimer Close, Amersham, Buckinghamshire, HP6 6QS

Approx. Gross Internal Area

92 Sq M – 994 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

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 misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

