



Church Grove

Little Chalfont, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Church Grove

Little Chalfont, Buckinghamshire, HP6

Guide Price: £1,300,000

Freehold

 **4 Bedrooms**
 **2 Bathrooms**
 **4 Receptions**

Features

- Detached chalet style house
- Spacious accommodation throughout
- Ground floor bedroom with en-suite
- Fitted kitchen and utility room
- Open plan living and dining area
- Study and conservatory
- Three first floor bedrooms and family bathroom
- Internal double garage and parking for several cars
- Well maintained gardens
- Walking Distance to Little Chalfont

Amenities | EPC: D

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The Property

An attractive detached chalet style house situated in a sought-after residential road. This impressive property has been beautifully presented and offers well-proportioned and flexible accommodation throughout.

The ground floor features a porch, large entrance hallway with plenty of storage, open plan living/dining room with feature fireplace and gas stove, conservatory, study and fitted kitchen with appliances. There is also a utility room and downstairs WC. The ground floor has a generous double bedroom with a range of fitted cupboards and large en-suite with bath, separate shower cubicle, WC, sink and bidet.

The first floor has three further spacious bedrooms and a well-equipped family bathroom with bath and separate shower cubicle.

Externally, the attractive and well-maintained rear garden is mainly laid to lawn with a variety of flowers, trees, plants and shrubs. There is also a patio area, greenhouse and shed. To the front of the property there is an internal double garage a carriage driveway providing plenty of off-street parking.

Location

Little Chalfont is located in Buckinghamshire between Amersham and Chalfont St Giles. Surrounded by picturesque countryside, it provides an excellent selection of local amenities including shops, restaurants and leisure facilities. The area is renowned for its excellent educational facilities including Little Chalfont Primary School and Dr Challoner's High School for Girls. It is well served by public transport links with good access to London via the Metropolitan Line at Amersham station. The M25 is also close by providing easy access to the motorway network.

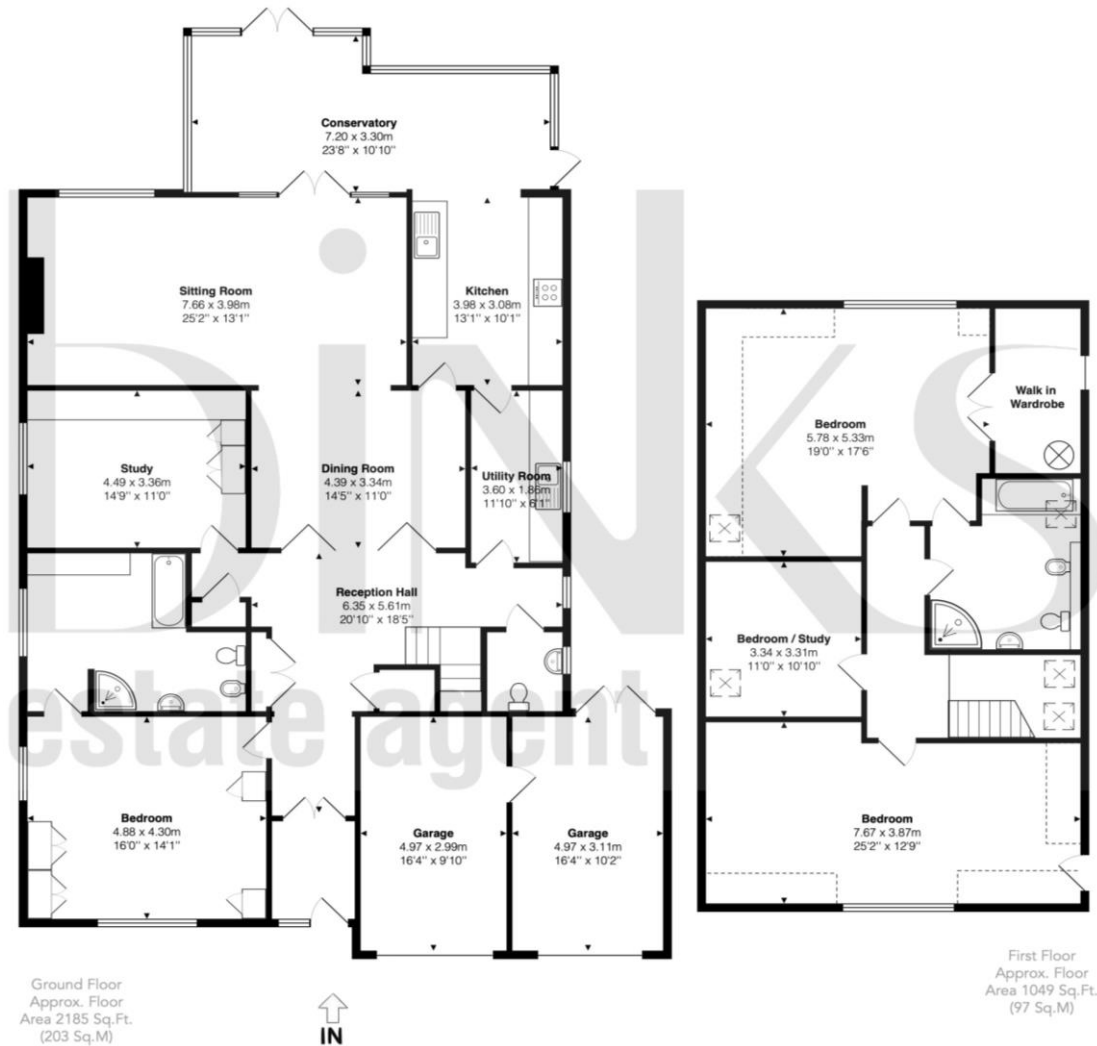
Council Tax

Buckinghamshire Council – Band G - £3,802.88 (For the period 2024-2025)

{ Deceptively spacious detached home of over 3,200sq. ft with beautifully maintained gardens. This chalet style home is well presented and offers generous sized rooms throughout. Situated in a popular residential road in Little Chalfont close to local amenities.

Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH

Approx. Gross Internal Area
300 Sq M – 3234 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 mis-statement.

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.

