



## Cumberland Close

*Little Chalfont, Buckinghamshire, HP7*

**binks**  
estate agent



# {The Particulars

Cumberland Close

*Little Chalfont, Buckinghamshire, HP7*

**Guide Price: £320,000**  
Leasehold

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

## Features

- Two good-size double bedrooms
- Bright, spacious living room
- Well-appointed kitchen
- Modern bathroom
- Plenty of storage space
- Easy to maintain garden
- Single Garage in bloc
- Popular commuter location close to transport links
- Chain Free
- EPC: D

## Binks Estate Agents

Hill Avenue  
Amersham, HP6 5BT  
01494 434234  
sales@binksweb.com  
www.binksweb.com

## The Property

A well-maintained first-floor maisonette with bright, spacious bedrooms and generous living room, just a short distance from transport links.

The property features a sizeable living room with a useful storage cupboard and large windows overlooking the rear garden.

To the rear of the property, also overlooking the garden is a well-appointed, practical kitchen which includes Bosch and Zanussi appliances as well as white wall and base units and worktop.

Leading off the open hallway is a modern bathroom with WC, wash hand basin, bath with integrated overhead shower and chrome heated towel rail.

The two double bedrooms overlook the front garden and driveway. Both bedrooms include a built-in wardrobe or cupboard and are in good decorative condition.

There's also a couple of useful storage cupboards located at the bottom of the stairs. One of which houses the tumble dryer.

The property comes with a garage, located in a block, and an attractive westerly facing garden which is mainly laid to lawn.

Costs:

## Location

Little Chalfont is a popular village situated between Chorleywood and Amersham. In the village are various 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 connections to London and easy access to the motorway network. Chalfont & Latimer Station (Metropolitan & Chiltern Line) offers a 35-minute service into central London.

## Costs and Lease Details

Council Tax: Buckinghamshire Council – Band C - £2,129.33 (for the period 2025-2026)

Service Charge: ("balancing charge") payable to freeholder. £364.78 (2025)

Ground Rent: £125

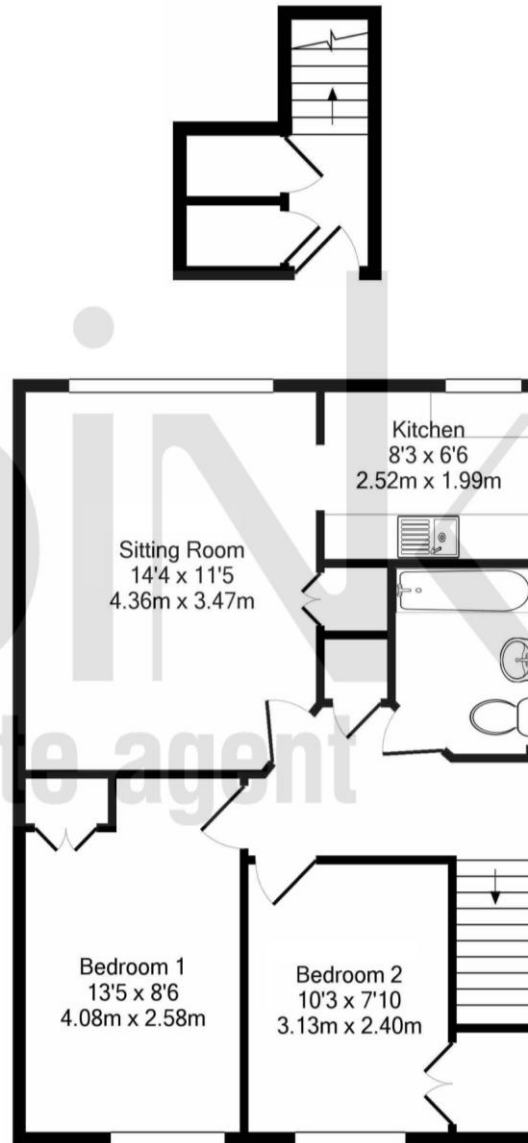
125 years from 29th September 2001

{ Bright and attractive first-floor maisonette with rear garden, garage, good-sized living room and bedrooms, in an attractive cul-de-sac in Little Chalfont, close to the Metropolitan line station. This two-bedroom property is in good decorative order, has plenty of storage options, a modern bathroom and is **offered to the market chain free**.

## Cumberland Close, Little Chalfont, Buckinghamshire, HP7 9NJ

Approx. Gross Internal Area

55 sq m – 591 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.



