



## Derwent Close

*Little Chalfont, Buckinghamshire, HP7*

**binks**  
estate agent

# { The Particulars

Derwent Close

*Little Chalfont, Buckinghamshire, HP7*

**Guide Price: £330,000**  
Leasehold

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

## Features

- Private entrance
- Split-level maisonette
- Arranged over two floors
- Two double bedrooms
- Bright dual-aspect living room
- Separate fitted kitchen
- Residents' parking for one car
- Additional visitors' parking available
- Popular Little Chalfont location
- Chain Free | EPC: D

## Binks Estate Agents

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## The Property

This split-level maisonette is arranged over the first and second floors, offering bright and practical accommodation in a convenient Little Chalfont location.

The property is entered via its own front door, opening into an entrance hallway with wood flooring and stairs rising to the main accommodation. The first-floor landing provides access to the living room, which enjoys a bright dual-aspect outlook and offers a comfortable space for everyday living.

Also positioned on this level is the kitchen, fitted with a range of wall and floor-mounted cabinetry, laminate work surfaces and a front-facing window. The bathroom is fitted with a white suite, including a bath with an electric shower over. There is also an airing cupboard, with electric heating throughout the property, including storage heaters.

The second floor provides two double bedrooms, both with storage solutions and electric heating.

Externally, the property benefits from residents' parking for one car, with additional visitors' parking available.

Overall, this is a practical and appealing home, offering two double bedrooms, split-level accommodation, parking and a sought-after Little Chalfont location.

## Location

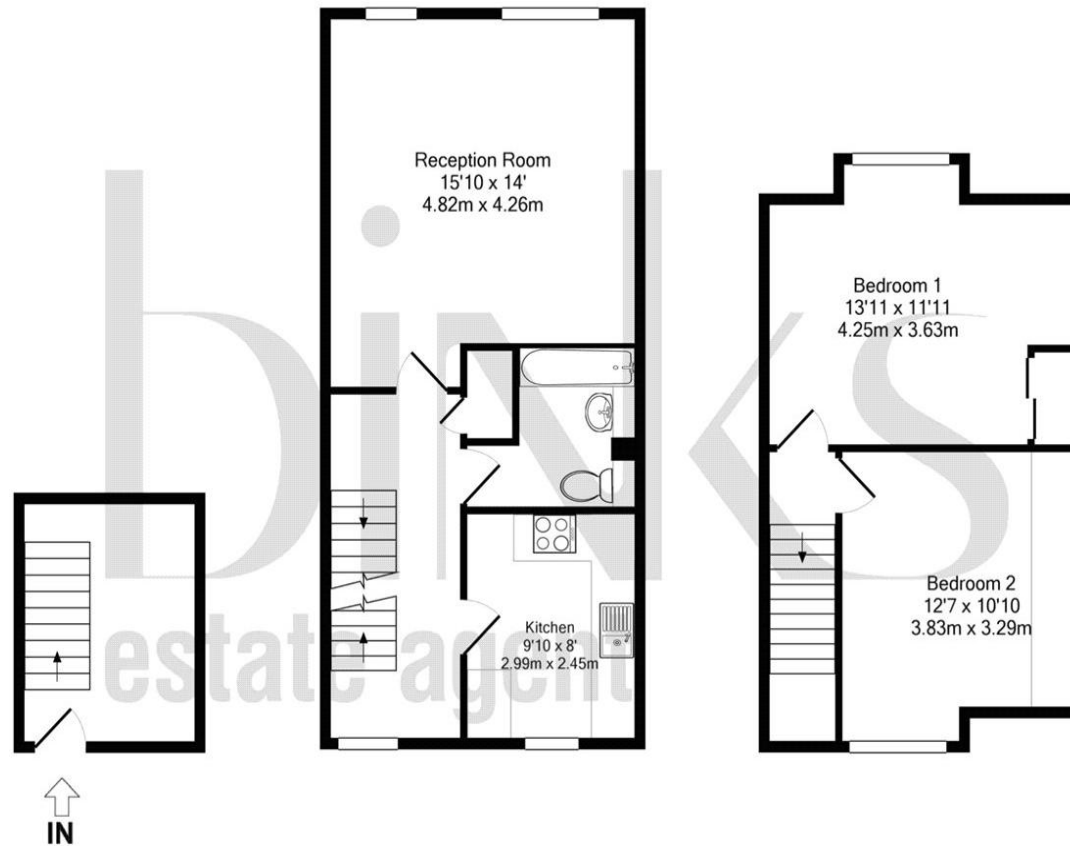
Little Chalfont is a popular village situated between Chorleywood and Amersham. In the village are a number of shops and cafes, a doctor's surgery, dentist and library. Dr Challoner's High School for Girls is in the village which is well known for its outstanding academic results. Dr Challoner's Boys 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) offers a 35-minute service into central London.

{ A bright and spacious **chain free** two double bedroom split-level maisonette, positioned in a popular Little Chalfont setting. The property offers accommodation arranged over two floors, with a private entrance, living room, separate kitchen, bathroom, useful storage and residents' parking for one car, with additional visitors' parking available.

# Derwent Close, Little Chalfont, Buckinghamshire, HP7 9PG

Approx. Gross Internal Area

80 sq m – 859 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.



### Material Information (Including Costs)

Property Type: Purpose Built split-level Maisonette

Heating: Electric

Parking: Allocated residents' parking - One Space with additional visitors' parking

EPC: D

Local Authority: Buckinghamshire Council: Council Tax Band - D  
£2,516.68 (2026-2027)

Tenure: **Leasehold**

Lease Length - 125 years

Lease Commencement Date - 1991

Lease Expiry - 2116

Service Charge - £927.50 (Per Annum - 1 April 2026 to 31 March 2027)

Ground Rent - £112.00 (Per Annum - 25 March 2026 to 24 March 2027)

