



## Chenies Avenue

*Little Chalfont, Buckinghamshire, HP6*

**binks**  
estate agent

# { The Particulars

Chenies Avenue

*Little Chalfont, Buckinghamshire, HP6*

**Guide Price: £1,425,000**  
Freehold

 **4 Bedrooms**  
 **3 Bathrooms**  
 **4 Receptions**

## Features

- Sought-after Little Chalfont address
- Detached four-bedroom family home
- Walking distance of station and village centre
- Generous living room with bay window
- Dining room and garden-facing conservatory
- Separate study/family room
- Principal and guest bedrooms with en-suites
- Driveway parking and single garage
- Beautifully maintained rear garden
- EPC: D

## Binks Estate Agents

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## The Property

Situated in one of Little Chalfont's most sought-after residential roads, this attractive detached family home offers spacious, well-balanced accommodation, beautifully suited to family living. The property is ideally placed within walking distance of Chalfont & Latimer Station, the village centre, local amenities and well-regarded schools.

Neatly presented throughout, the property is approached via an entrance porch, leading into a generous reception hallway with a cloakroom/WC and a practical coats storage alcove. The bright and inviting living room enjoys a striking full-height bay window, allowing excellent natural light, while a feature fireplace provides an appealing focal point. An open archway connects the living room to the dining room, creating an excellent arrangement for entertaining and family occasions.

Beyond the dining room, the conservatory enjoys views over the rear garden and provides an additional reception space. The fitted kitchen offers a range of cabinetry and appliances, complemented by a separate utility room with direct access to the garden. A further family room/study, complete with built-in storage cupboards, provides a versatile space for home working, a playroom or a more informal snug.

To the first floor, the accommodation is arranged around a notably generous landing, providing useful additional storage and having previously been used as a study area. There are four well-proportioned bedrooms, all benefiting from built-in storage, with both the principal bedroom and guest bedroom enjoying en-suite shower rooms. The remaining bedrooms are served by a family bathroom.

Externally, the property has a generous frontage with driveway parking for several vehicles, leading to a single garage with an up-and-over door and useful rear access. The enclosed rear garden is a particularly attractive feature, with a substantial patio area ideal for outdoor dining, a well-maintained lawn, and mature shrub and hedge borders providing colour, privacy and year-round interest.

Combining generous accommodation, versatile living space and a highly convenient Little Chalfont setting, this is an excellent opportunity to acquire a substantial detached home within easy reach of the station, village amenities and local schooling.

## 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.

## Material Information (Including Costs)

Property: Detached house

Tenure: Freehold

Heating: Gas-fired central heating

Parking: Gated driveway and a garage

EPC: D

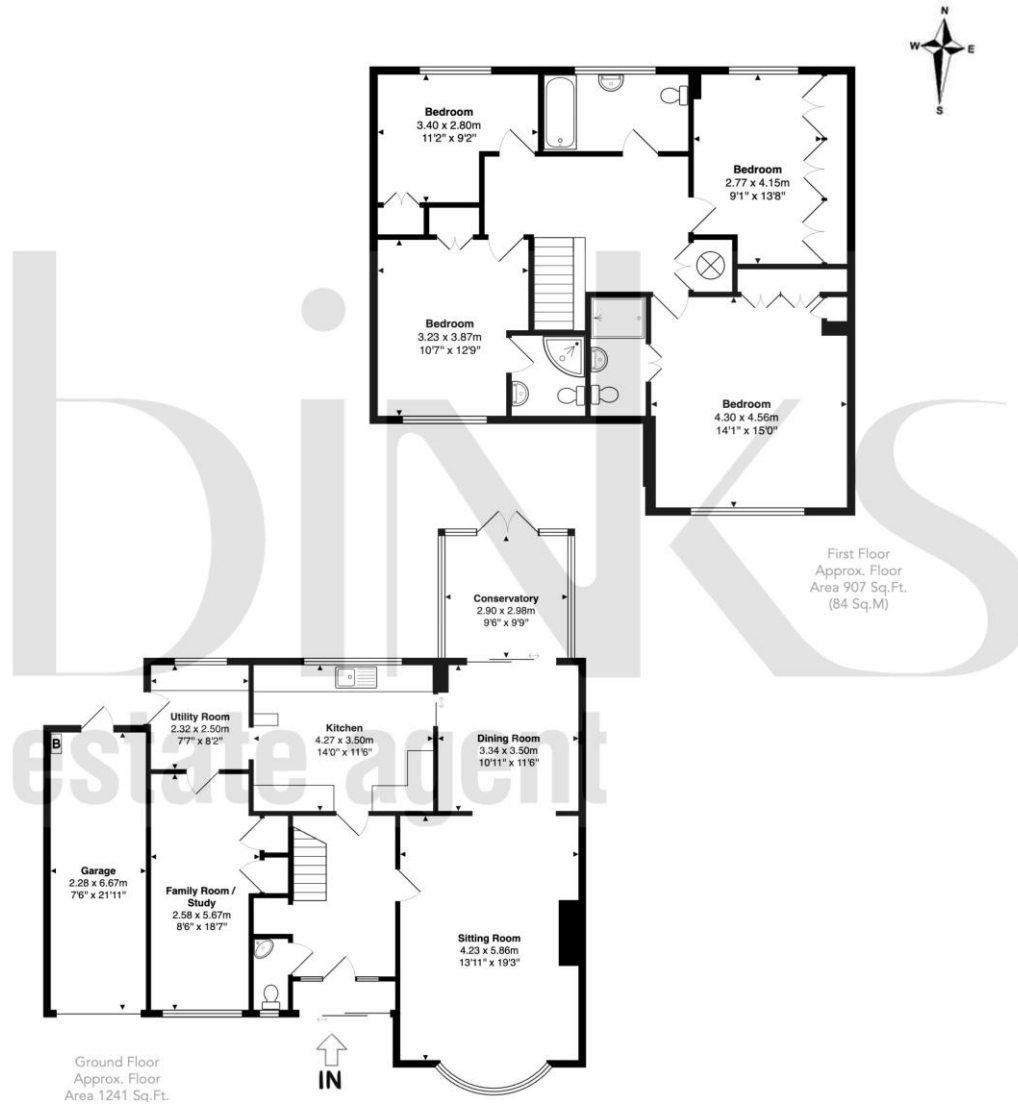
Local Authority: Buckinghamshire Council Tax –  
Band G - £4,194 (For the period 2026-2027)

 An attractive four-bedroom detached family home situated on one of Little Chalfont's most sought-after residential roads, within walking distance of Chalfont & Latimer Station, the village centre and well-regarded local schools.

# Chenies Avenue, Amersham, Buckinghamshire, HP6 6PP

Approx. Gross Internal Area

200 Sq M – 2149 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.

