An attractive detached family house

47 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SW
Freehold
Description
An attractive well presented detached property offering a spacious and adaptable layout for a modern day family lifestyle. The ground floor comprises a large double aspect lounge/dining room with a stone fireplace with wood burner and a separate TV room which connects with a further room with an en suite shower room which can be utilised as a sixth bedroom suite for a guest or relative for example or alternatively ideal for home working. The refitted kitchen/breakfast room provides space for informal family dining with an adjoining utility room.

Upstairs there are a total of five bedrooms, two currently used as studies. The large main bedroom, has a contemporary en suite shower room and walk-in wardrobe with a similarly well appointed family bathroom also incorporating a separate shower serving the remainder.

Set well back on its plot, the front garden provides plenty of parking and turning space with the rear garden neatly laid out with areas of patio, lawn, flower/shrub borders and raised vegetable/soft fruit beds with laurel and evergreen privet hedges to the boundaries.

Situation
The property is conveniently located within a short distance of Little Chalfont village centre with its thriving parade of local shops, coffee houses and restaurants. Chalfont & Latimer Metropolitan/Chiltern Line station provides a regular London commuter service into Baker Street/Marylebone respectively.

Nearby Chessfield Park has a passageway into Westwood Park with its sporting and recreational facilities as well as access for country walks along the Chess Valley.

The area is renowned for its education including Little Chalfont Primary School and both Dr Challoner’s High School for girls also in the village and the boys Grammar School in nearby Amersham. The M25 is accessible at J18 Chorleywood.

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.
47 Amersham Road, Amersham, Buckinghamshire

Approximate Gross Internal Area
190 Sq M/2045 Sq Ft

For identification only. Not to scale. © 20220125NP

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