



Well presented bungalow in convenient location

1 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY

Guide £950,000 Freehold



Entrance hall • cloakroom • sitting room • dining room
• kitchen • conservatory • 3 bedrooms • bathroom
• summer house • gardens • garage and carport
• EPC rating = D

Description

A well presented detached bungalow offering a bright and spacious layout located in a popular location close to the village centre and station. The entrance hall, with a guest cloakroom provides access to all rooms including double doors opening on to the large sitting room with a fireplace and patio doors opening on to a delightful, raised balcony overlooking the rear garden. There is oak flooring throughout with Karndean flooring to the kitchen and bathroom. A separate dining room provides space for more formal entertaining. The well fitted kitchen, incorporating built-in appliances, is open plan to a delightful conservatory with a door on each side, one with steps to a secluded paved patio area and the other again on to the balcony.

The bedroom 'wing' has three double bedrooms and a modern well appointed bathroom. A useful enclosed passageway with a second entrance door connects the house to the garage.

A particular feature is the irregular shaped plot which widens into a lovely south easterly aspect rear garden well screened on the flank by mature trees and hedges. The front has ample driveway parking for several cars with additional parking under a car port in front of the garage. The beautifully maintained rear garden is overlooked, as

mentioned, by the raised sun balcony and there is also the paved patio, both ideal for relaxation and al fresco entertaining. The remainder is mainly lawn with well stocked beds and borders. A summer house offers additional space whether for relaxation, hobbies or potential home working.

Situation

The bungalow is located on the corner of Oakington Avenue and Amersham Road conveniently within a few hundred yards of Little Chalfont village centre with its thriving parade of local shops, and restaurants as well as the Metropolitan/Chiltern Line station offering a regular commuter service into Baker Street/Marylebone respectively.

The area is renowned for its education including the popular Little Chalfont Primary School also in Oakington Avenue, Dr Challoner's High School for girls also in the village and the boys Grammar School in nearby Amersham (about 3 miles). The M25 is accessible at Chorleywood (J18).

Tenure: Freehold

Council Tax: Band = F

Energy Performance: Available upon request

Viewing: Strictly by appointment with Savills.





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Approximate Area 142.1 sq m / 1529 sq ft

Garage 13.3 sq m / 143 sq ft

Outbuilding 23.7 sq m / 255 sq ft

Total 179.1 sq m / 1927 sq ft **Including Limited Use Area** (1.3 sq m / 14 sq ft)

Contact

Savills Amersham

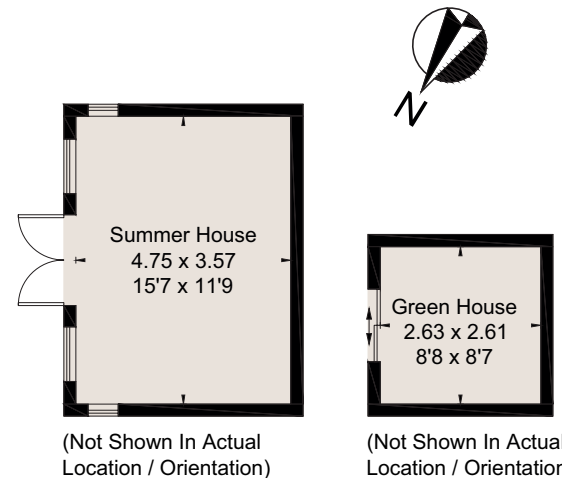
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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