



HUNTERS[®]
HERE TO GET *you* THERE

12 Farm Close, Little Chalfont, Buckinghamshire, HP6 6RH
Guide Price £800,000



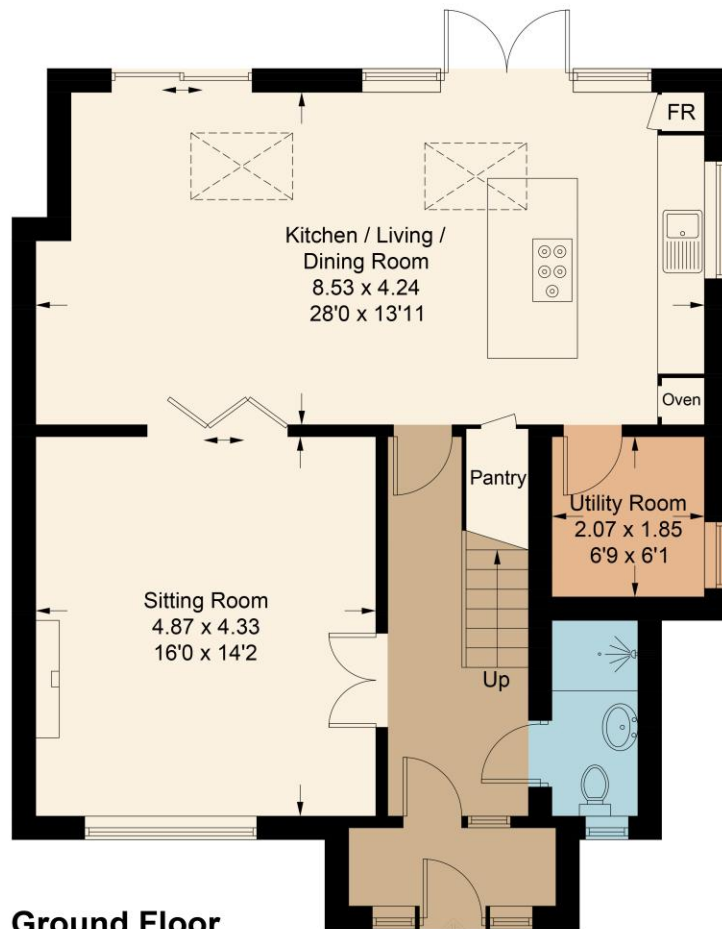
12 Farm Close, Little Chalfont, Buckinghamshire, HP6 6RH

A beautifully presented and very well extended three bedroom semi-detached family home conveniently situated within walking distance of Chalfont & Latimer station and the amenities of Little Chalfont. This stylish property is ideally positioned for highly regarded local schools including Little Chalfont Primary and Dr Challoner's High School and is in close proximity of nearby parks, woodland, and open countryside including the picturesque Chess Valley. With potential for a loft conversion, subject to the relevant consents, this modern family home offers bright and airy accommodation comprising: porch, entrance hall, ground floor shower room, utility room, 16ft sitting room with feature fireplace and folding doors to a fabulous 28ft kitchen living dining room with sliding and double doors to the garden, feature island and walk in pantry. The first floor provides a landing with access to the loft, a remodelled family bathroom, and three generous bedrooms, all with fitted cupboards. Externally, the property provides driveway parking to the front with gated side access to the rear garden which is mainly laid to lawn with two patio areas providing space for a range of garden furniture to enjoy alfresco dining and outdoor entertaining. EPC Rating: C

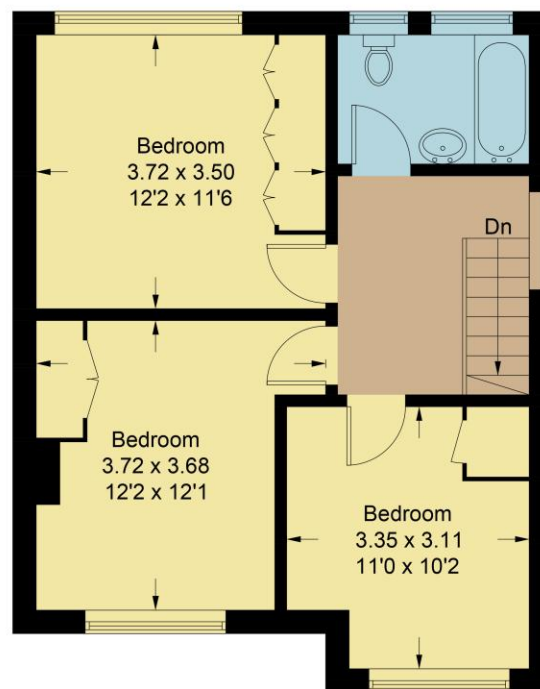


12 Farm Close, Little Chalfont, Buckinghamshire, HP6 6RH

Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft
First Floor = 48.0 sq m / 517 sq ft
Total = 127.5 sq m / 1,373 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Hunters

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters, 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HUNTERS
HERE TO GET *you* THERE