

HUNTERS®

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Chalfont Avenue, Little Chalfont, Buckinghamshire, HP6 6RD Guide Price £395,000



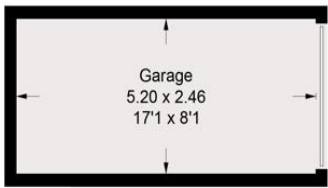
A two double bedroom first floor maisonette situated within striking distance of Chalfont & Latimer Station and the amenities of Little Chalfont. With the benefit of no onward chain this property is suitable for a first-time buyer, discerning downsizer, buy-to-let investor, or as a pied-à-terre. The bright and airy accommodation comprises: entrance vestibule with stairs rising to the first floor hallway providing access to a spacious loft with ladder and light, a 17ft living room, double aspect fitted kitchen, two spacious bedrooms and bathroom. Externally there's a small strip of lawn, flower bed, and path leading from the front door to the detached garage which has power, light, and an up and over door. There is also driveway parking to the front of the garage. CHAIN FREE. EPC Rating: C

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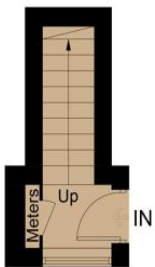
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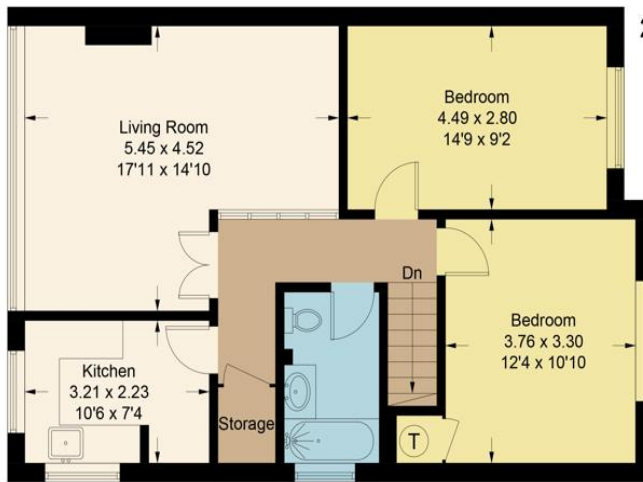




(Not Shown In Actual Location / Orientation)



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.
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25 Chalfont Avenue, Little Chalfont, HP6 6RD



Approximate Gross Internal Area
Ground Floor = 3.9 sq m / 42 sq ft
First Floor = 71.6 sq m / 771 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 88.2 sq m / 950 sq ft

MATERIAL INFORMATION

TENURE: Leasehold

LEASE: 150 years from 29 September 1960

COUNCIL TAX: BAND D

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