



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**51 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW**  
**Offers In Excess Of £780,000**





### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

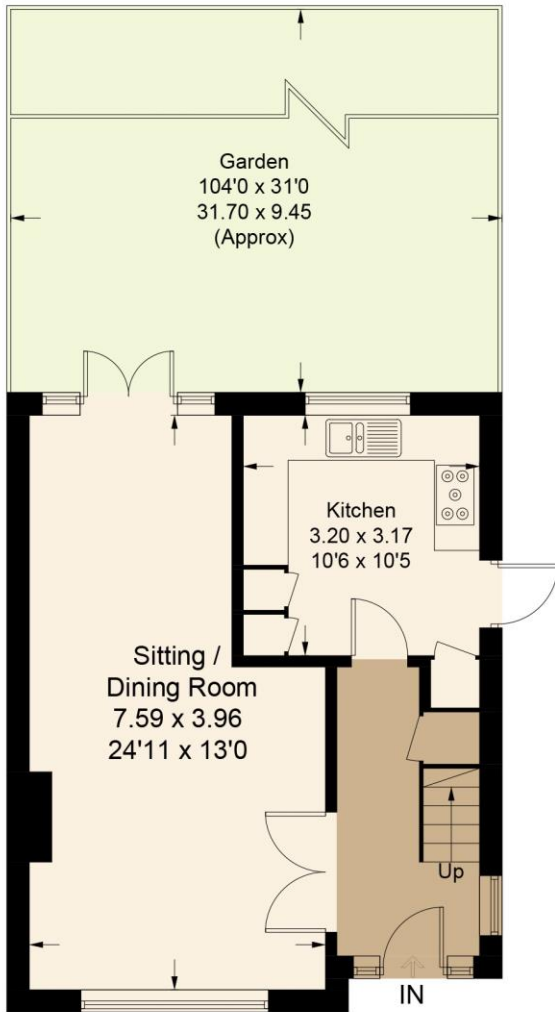




# 51 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW

A well-presented three-bedroom semi-detached family home conveniently situated within walking distance of Chalfont & Latimer Station and the amenities of Little Chalfont. This charming property is ideally positioned for highly regarded local schooling including Little Chalfont Primary and Dr Challoner's High School and is in close proximity to nearby parks, woodland and open countryside including the picturesque Chess Valley. With tremendous potential for enlargement subject to the relevant consents, this modern family home offers bright and airy accommodation comprising: entrance hall, 24ft sitting dining room with feature fireplace, fitted kitchen with door to the side, three generous bedrooms, family bathroom and a separate cloakroom, all accessed off a large landing. Externally, the property benefits from a detached garage with power and light, driveway parking for several vehicles, a good-sized front garden and a south facing rear garden measuring in excess of 100ft which is mainly laid to lawn with flowers, shrubs and bushes to borders along with a patio area providing space for a range of garden furniture to enjoy alfresco dining and outdoor entertaining. EPC Rating: C

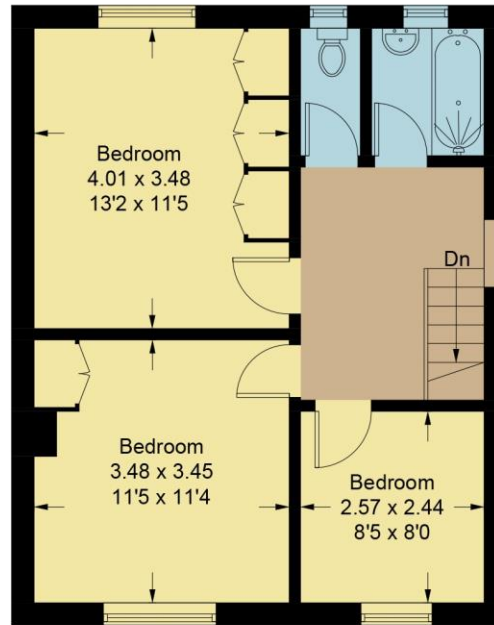




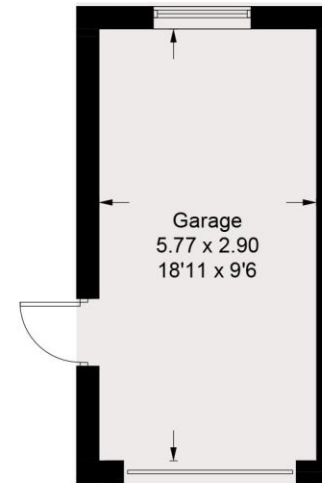
**Ground Floor**

## 51 Westwood Drive

Approximate Gross Internal Area  
 Ground Floor = 45.4 sq m / 489 sq ft  
 First Floor = 45.9 sq m / 494 sq ft  
 Garage = 16.8 sq m / 181 sq ft  
 Total = 108.1 sq m / 1,164 sq ft



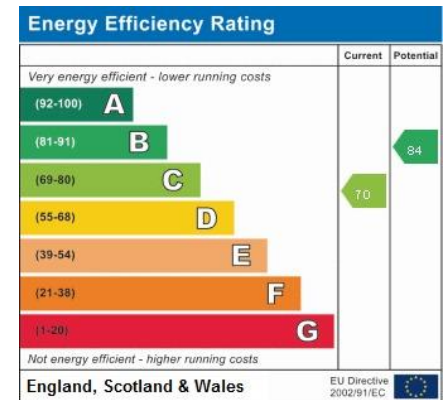
**First Floor**



(Not Shown In Actual  
Location / Orientation)



TENURE: FREEHOLD  
 COUNCIL TAX: BAND E



Reference:  
8132-7520-1209-0813-1226

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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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.

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