

# HUNTERS®

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## Cherryfields, Little Chalfont, Buckinghamshire, HP6 6FL Guide Price £650,000



A very well-presented semi-detached family home conveniently situated approximately a mile from the village centre and Chalfont & Latimer Station, within close proximity of highly regarded local schooling, in this sought after development built by the renowned developer Persimmon Homes in 2013. Benefitting from no onward chain, this modern townhouse has been well maintained by the current owners offering bright and airy accommodation over three floors. The ground floor comprises: an entrance hall, cloakroom, bedroom four, utility room with door to the garden and an integral garage which could be converted, subject to the relevant consents. The first and second floors offer a delightful sitting room complete with double doors and a Juliette balcony overlooking the garden, an 18ft kitchen dining room with integrated appliances, principle bedroom with ensuite shower room, two further bedrooms and a family bathroom. Externally, there is driveway parking to the front leading to the integral garage and a south easterly facing garden to the rear, which is mainly laid to lawn with a garden shed and a small patio area providing space for garden furniture and outdoor entertaining. CHAIN FREE. EPC Rating: C

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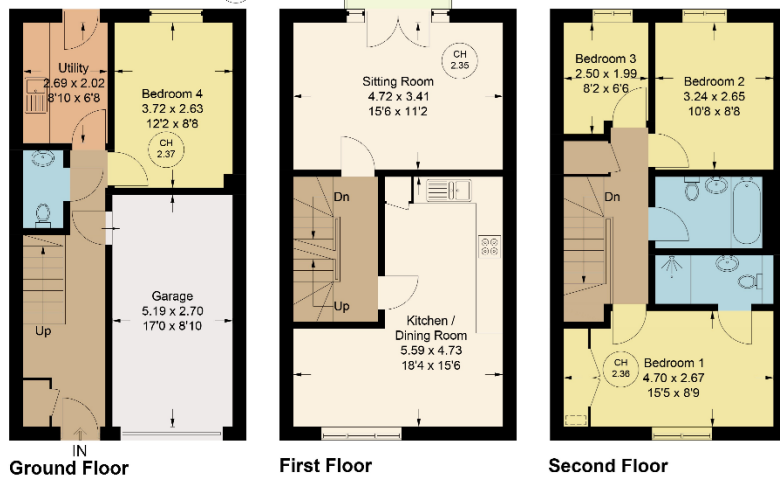
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CH 2.35 = Ceiling Height



### 3 Cherryfields, Little Chalfont

Approximate Gross Internal Area  
 Ground Floor = 42.8 sq m / 461 sq ft  
 (Including Garage)  
 First Floor = 42.8 sq m / 457 sq ft  
 Second Floor = 42.5 sq m / 457 sq ft  
 Total = 128.1 sq m / 1379 sq ft

#### MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND F

ESTATE SERVICE CHARGE: £248.76  
 (1st January 2024 to 31st  
 December 2024)

Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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