

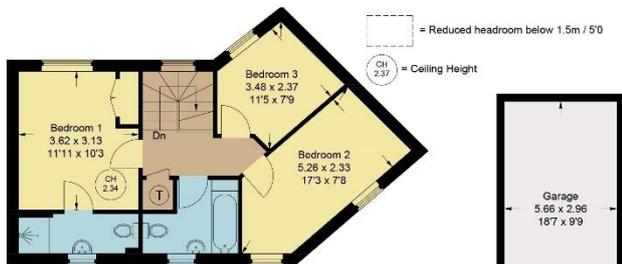
Old Saw Mill Place, Little Chalfont, Buckinghamshire, HP6 6FJ Guide Price £575,000



A well-presented semi-detached family home conveniently situated within walking distance of the Chess Valley, which is part of the Chilterns Area of Outstanding Natural Beauty, approximately a mile from the village centre and Chalfont & Latimer Station, in close proximity of highly regarded local schooling. Benefitting from no onward chain, this modern property has been well maintained by the current owners offering bright and airy accommodation comprising: entrance hall, cloakroom, double aspect sitting room with doors to the garden, spacious 15ft kitchen dining room, principle bedroom with ensuite shower room, two further bedrooms and a family bathroom. Externally, the rear garden is mainly laid to lawn with a patio area ideal for outdoor entertaining and alfresco dining. To the side of the property is a single garage with off-street parking in front for one vehicle. CHAIN FREE. EPC Rating: C

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First Floor



Ground Floor

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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Approximate Gross Internal Area
 Ground Floor = 45.4 sq m / 489 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 107.0 sq m / 1152 sq ft
 (Excluding Parking Space)



MATERIAL INFORMATION

TENURE: Freehold

COUNCIL TAX: BAND: E

ESTATE CHARGE: £262.33

From 01/01/2025 – 31/12/2025



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