

HUNTERS®

HERE TO GET *you* THERE

Cumberland Close, Little Chalfont, Buckinghamshire, HP7 9NH Guide Price £595,000



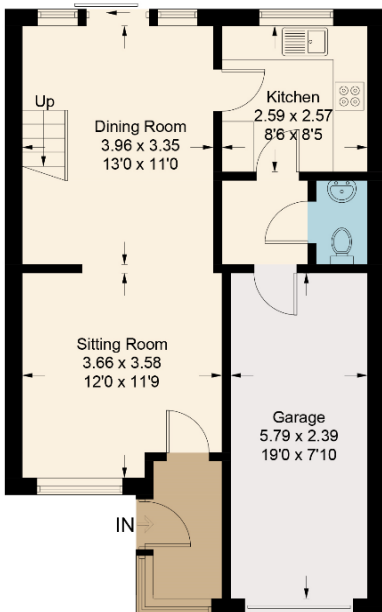
A neatly presented four-bedroom family home conveniently situated less than a mile from Chalfont & Latimer Station and the amenities of Little Chalfont, ideally positioned for highly regarded local schooling including Dr Challoner's High School. With potential for remodelling, the property offers accommodation comprising: an entrance vestibule, an open plan sitting dining room with sliding door to the garden, kitchen, utility area with courtesy door to the garage and cloakroom. The first floor offers a family shower room and four generous bedrooms, all with built-in wardrobes. Externally, the property benefits from driveway parking and a lawned area to the front with access to an integral 19ft garage which could be converted subject to the usual consents. The south-east facing rear garden has been landscaped to provide a low maintenance garden enclosed by hedging and timber fencing. EPC Rating: TBC

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

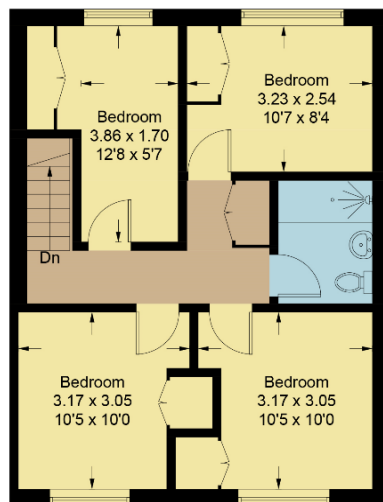
83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com

A Hunters Franchise independently owned and operated under licence by JNB Enterprises Ltd.
Registered office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE. Registered in England no: 03848905





Ground Floor



First Floor

4 Cumberland Close

Approximate Gross Internal Area
 Ground Floor = 57.1 sq m / 615 sq ft
 First Floor = 50.4 sq m / 542 sq ft
 Total = 107.5 sq m / 1,157 sq ft
 (Including Garage)



TENURE – FREEHOLD
 COUNCIL TAX – BAND E

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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.