

3 Bed Detached In Chenies Avenue , Little Chalfont, HP6 6PR

£880,000





## **SHORT DESCRIPTION**

Property Ref: 16592 This well-presented Three-bedroom property is ideally situated in the desirable area of Little Chalfont, offering a comfortable and practical living environment suitable for families or professionals alike. The accommodation comprises a spacious living room, providing a welcoming space for relaxation and entertaining. The property also benefits from a well-proportioned kitchen, along with two generously sized bedrooms and one single bedroom with a modern family bathroom. Externally, the property features both a front garden and a large private rear garden, ideal for outdoor enjoyment. Additional benefits include a garage, providing secure parking or additional storage space. Further advantages include gas central heating, ensuring warmth and efficiency throughout the year. Great potential for extension or further development. This property is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience. Property Type: Detached Full selling price: £880000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: F EPC rating: D Measurement: 1076.391 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

**3**

**Bed Room(s)**

**1**

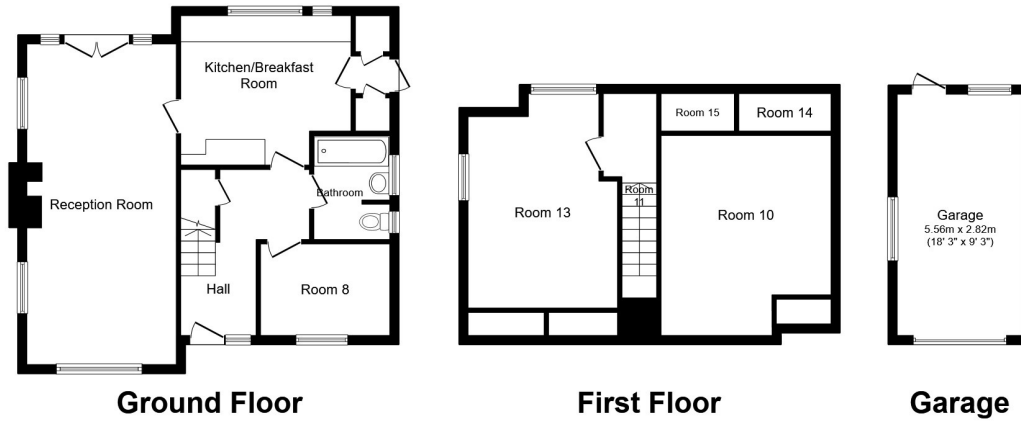
**Bath Room(s)**

**1**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 123.2 sq.m. (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	100 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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