

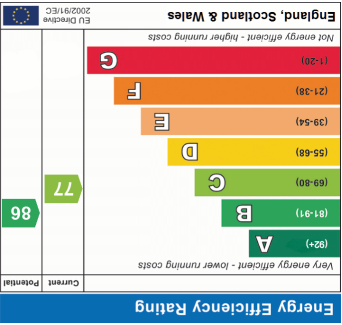
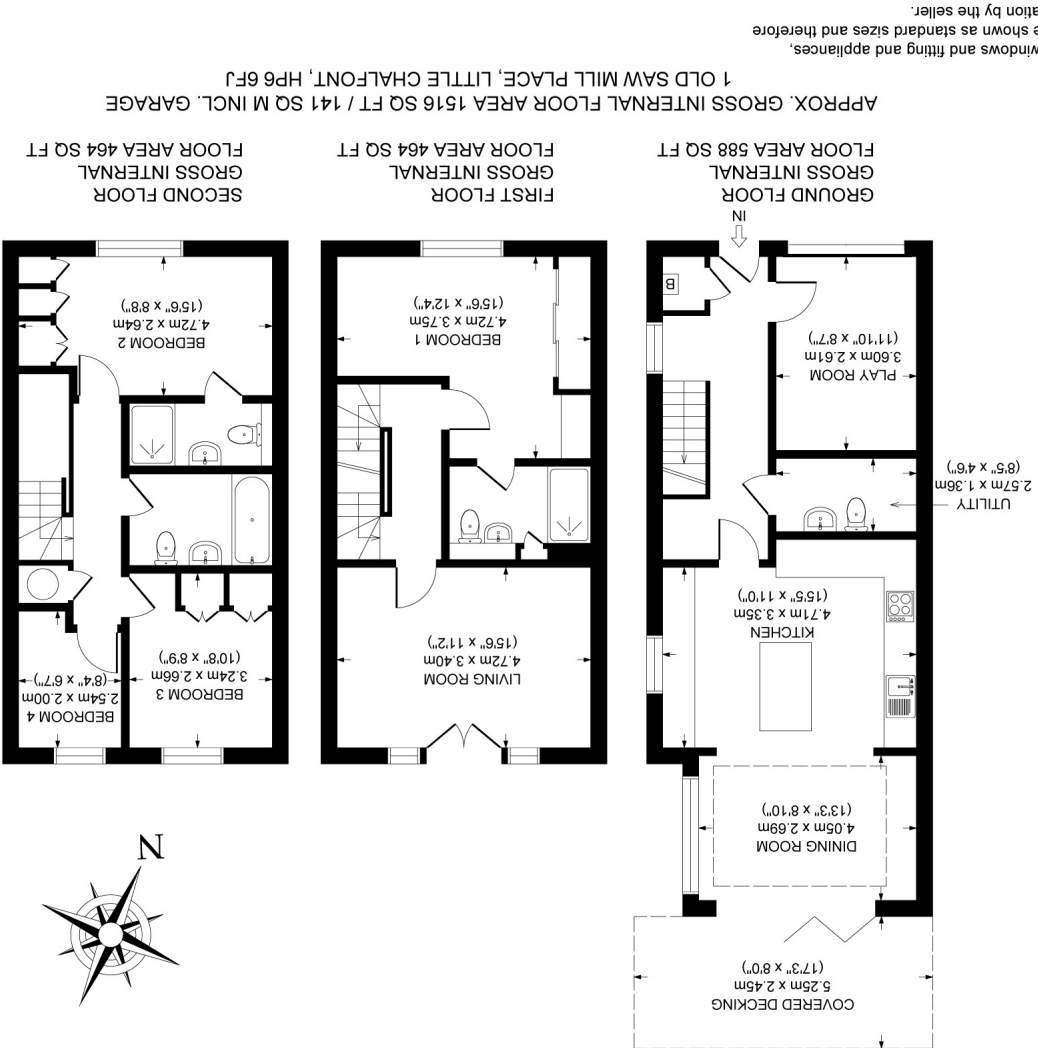


1 Old Saw Mill Place | Little Chalfont | Amersham | Buckinghamshire | HP6 6FJ

£875,000

JOHN NASH & CO.

Four Bedroom Semi Detached House | Three Reception Rooms | Under Floor Heating to Ground Floor | Two Ensuites | Excellent Storage Throughout | Well Presented Southerly Garden | Close to All Amenities and Excellent Local Schools | Electric Car Charging | No Onward Chain



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A modern and contemporary four bedroom family home with accommodation over three floors and featuring a stunning open plan kitchen with granite worksurfaces and dining area with vaulted skylight and bifold doors to the garden. This home is being sold with no onward chain and is in ready to move in condition with many upgrades to the property over the past few years including a garage conversion, new flooring and additional storage throughout.

Ground Floor

The Entrance Hall leads to the attractive and bright kitchen with a range of cupboards, integrated appliances, granite worktops and a central island breakfast bar opening into the Dining Area with a stunning skylight, built in cabinetry and bifold doors onto the garden patio. There is a further Reception room to the Ground Floor which can have a multitude of uses such as a Study, Playroom or Ground Floor Bedroom with the Cloakroom/Utility room next door which could be converted to a downstairs shower room.

First Floor

To the First Floor a lovely juliette balcony in the spacious Living Room overlooks the rear garden. The Master Bedroom is on this floor which hosts a modern Ensuite Shower Room and a full wall length wardrobe cupboard with built in drawers and additional wall mounted storage units.

Second Floor

Three further Bedrooms are located on this floor with another modern Ensuite Shower Room and a white suite Family Bathroom. A deep airing cupboard houses the hot water cylinder with excellent storage and Loft access is obtained from this floor with a large opening and new drop down ladder.

Property Enhancements

- * Garage Conversion
- * New Flooring and Carpeting
- * Additional Storage Throughout
- * Electric Blinds to New Skylight in Dining Room
- * New Breakfast Bar Worktop and Back Splashes
- * New Five Ring Gas Hob
- * Heightened Fence for Privacy
- * New Back Gate/Door
- * Installation of Water Softener
- * New Hot Water and Drinking Tap

Council Tax Band F £3,460.16 2025/2026 Rates

Location

Little Chalfont Village provides a varied selection of shops, schooling including Dr Challoner's High School (girls Grammar), and Chalfont & Latimer railway station offering services to London. The village is situated off the A404 with road links to the M25 for the M4, M40 and M1 motorways. Amersham is two miles away with a wider range of shops and facilities.

