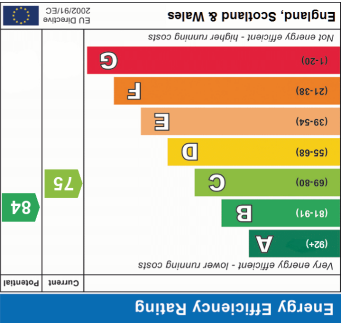
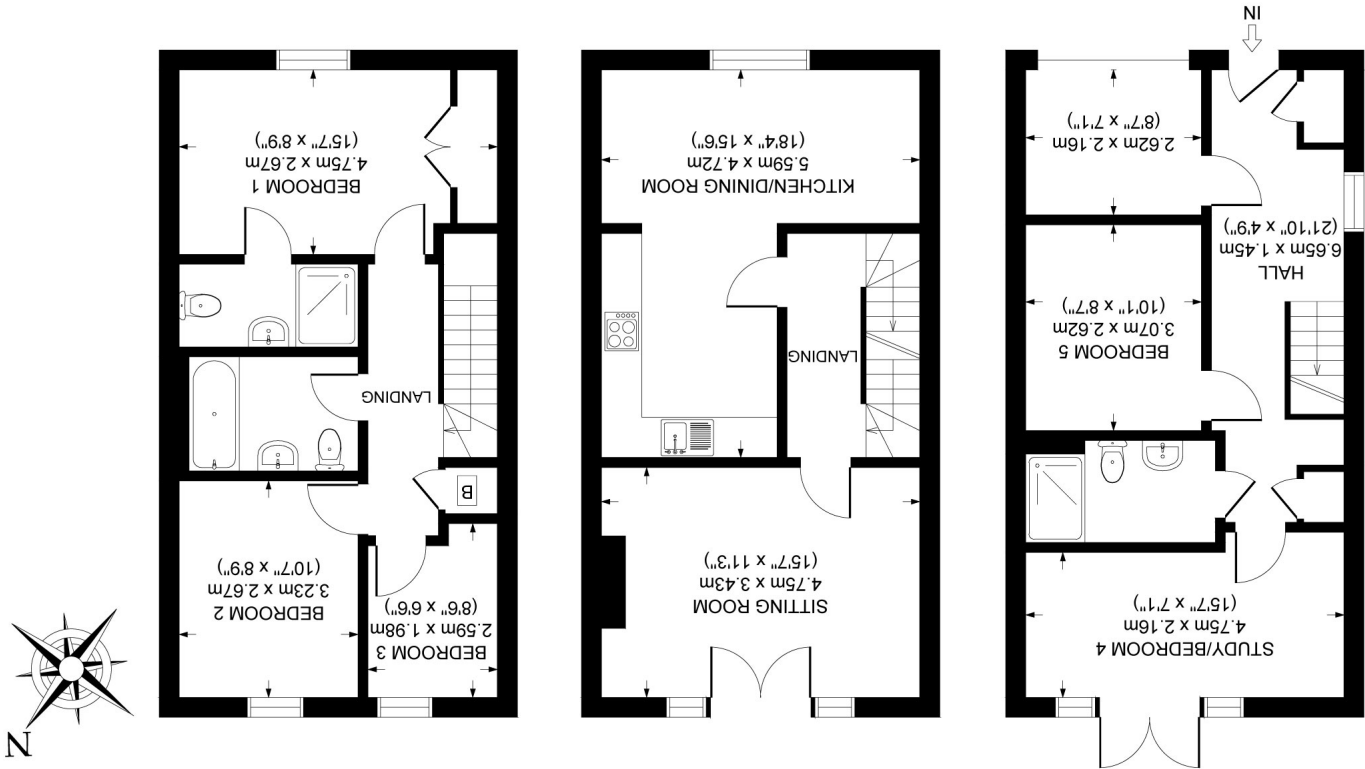


All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 1437 SQ FT / 134 SQ M INCL. GARAGE
11 OLD SAW MILL PLACE, LITTLE CHALFONT, HP6 6GL

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT



11 Old Saw Mill Place | Amersham | Buckinghamshire | HP6 6FJ

£775,000

JOHN NASH & CO.

Four/Five Bedroom Family Home | Eat-In Kitchen | En Suite Shower Room | Modern & Contemporary | Maintenance Free Garden | Close to All Amenities and Excellent Local Schools | No Onward Chain



With excellent accommodation over three floors, we are pleased to present this four/five bedroom family home to the market. Boasting modern and contemporary finishings and in an excellent location for schooling and amenities, this home is being sold with no onward chain.

Ground Floor

The entrance hall provides access to two ground floor rooms currently utilised as bedrooms and a good size shower room. The rear bedroom enjoys direct access to the garden through double glazed patio doors with side window panels creating a bright and airy connection to the outdoors. There is also an integral door from the entrance hall to the garage which is used for storage only.



First Floor

This floor is arranged to provide an L-shaped, eat-in kitchen–diner alongside a comfortable living room. The attractive, light-filled kitchen offers an excellent range of cupboards, generous worksurfaces, and integrated appliances, opening into a welcoming dining area with space for a family table and chairs. The living room enjoys views over the rear of the property and features a charming Juliette balcony, as well as a stylish gas fireplace with an elegant mantle surround.



Second Floor

The second floor accommodates three bedrooms and the family bathroom. The master bedroom benefits from its own ensuite shower room and features built-in wardrobe cupboards for ample storage. The second bedroom is a generous double, while the third offers a well-proportioned single space, ideal as a child's room, home office, or guest room. The family bathroom is fitted with a modern suite, including a bath with shower over and contemporary finishes throughout. This floor also provides access to the loft, as well as an airing cupboard housing the hot water cylinder.

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.

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

