

Estate Agents
Hurst

20 Boughton Way, Little Chalfont, Bucks, HP6 6PU

Offers In Excess Of £400,000

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First Time Local Buyers To be eligible to purchase under the terms of the lease, the buyer must; A. Be a first-time buyer & B. Have lived in the Chilterns continuously for at least the last 6 months.

Hurst are pleased to bring to market this two bedroom semi-detached property that is located in a quiet cul-de-sac in the popular South Bucks village of Little Chalfont. This modern and extremely well maintained home would be a perfect first house or first time purchase and comes with a larger than average rear garden. This property is also ideal for anyone looking to commute to London Marylebone as the Chiltern Line via Chalfont & Latimer station is within a short walk of this property. The accommodation includes; entrance hall, spacious under stairs storage cupboard, fitted kitchen, lounge/dining room with French doors to rear garden, two bedrooms and family bathroom. The property further benefits from; gas central heating, double glazed, driveway parking and to the rear of the property there is a larger corner plot garden, that is private and comes with a large patio area. This outdoor space is perfect for entertaining guests or simply enjoying a quiet moment outdoors. This really is a superb home that sits within easy reach of the bakeries and eateries that this lovely village has to offer – including Little Chalfont Food and Wine, and the lovely Filippetto Italian Deli. The property sits close to Westwood Park and is within the catchment of Little Chalfont Primary School. An internal viewing is highly recommended.



- TWO BEDROOM SEMI-DETACHED HOME
- EXCELLENT CONDITION THROUGHOUT
- LARGE CORNER PLOT GARDENS
- DRIVEWAY PARKING
- CLOSE TO CHALFONT & LATIMER STATION
- INTERNAL VIEWING ADVISED
- GAS CENTRAL HEATING & DOUBLE GLAZED
- QUIET CUL-DE-SAC
- LOUNGE / DINING ROOM
- CLOSE TO LOCAL SCHOOLS & SHOPS













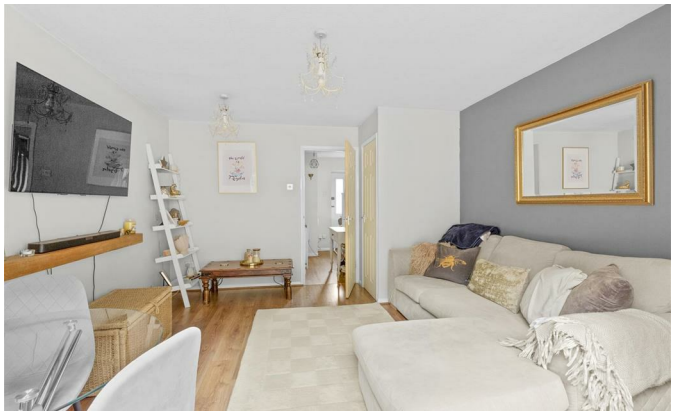




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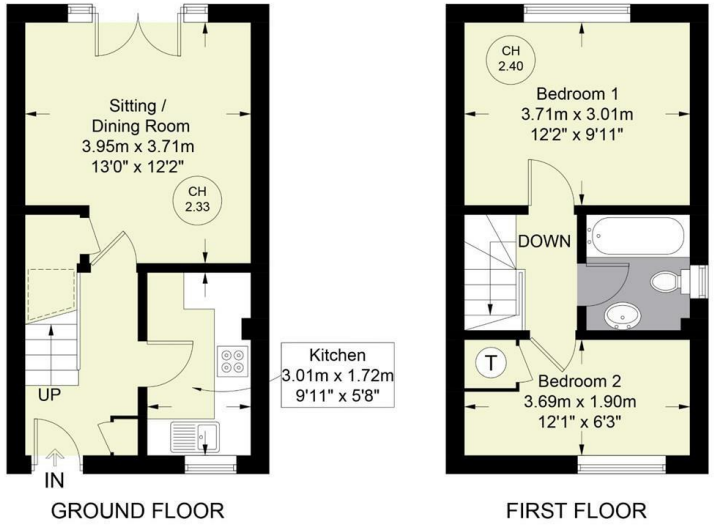


Boughton Way

Approximate Gross Internal Area
Ground Floor = 26.6 sq m / 286 sq ft
First Floor = 26.3 sq m / 283 sq ft
Total = 52.9 sq m / 569 sq ft

= Reduced headroom below 1.5m / 5'0

CH 2.33 = Ceiling Height



Floor Plan produced for Hursts 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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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