



WILSON HEAL

Little Chalfont Office
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Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966

**144 THE BRAMBLINGS, LITTLE CHALFONT, BUCKINGHAMSHIRE, HP6
6FP**



**A well presented four bedroom property located on this popular development, equidistant to Amersham and Little Chalfont. This modern family home offers flexible living accommodation, garage and driveway parking. Available end of September 2022. EPC C.
Council tax band C. (c.£1,835.35)**

*** Entrance Hall * Cloaks/Shower Room * Playroom/bedroom 4 * Open Plan Kitchen/Dining room * Sitting Room * Master Bedroom With En-Suite Shower Room * Two further Bedrooms * Family Bathroom * Garage * Gardens ***

£2,300.00 PCM

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Vat No. 697 9832 48 Company Registration No. 04171324



144 THE BRAMBLINGS, LITTLE CHALFONT, BUCKINGHAMSHIRE, HP6 6FP

DIRECTIONS From our Little Chalfont office turn onto the A404 heading towards Amersham. Continue straight over the mini roundabout along the White Lion Road until you come to some traffic lights. At the traffic lights turn right into Bell Lane and take the second turning on your left. Take the first turning on your right into Old Saw Mill Place. Follow the road around until you reach a T-junction and turn left into The Bramblings. Take the first right and the property can be found directly in front of you.

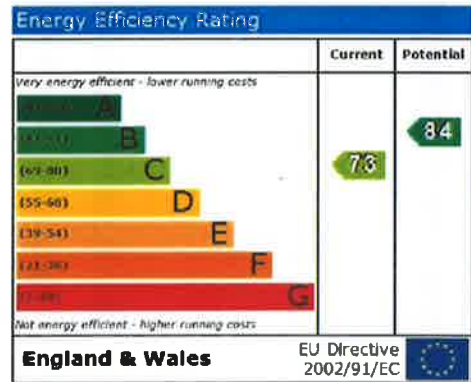
Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.

The accommodation, in greater detail comprises the following (all dimensions are approximate):





EPC



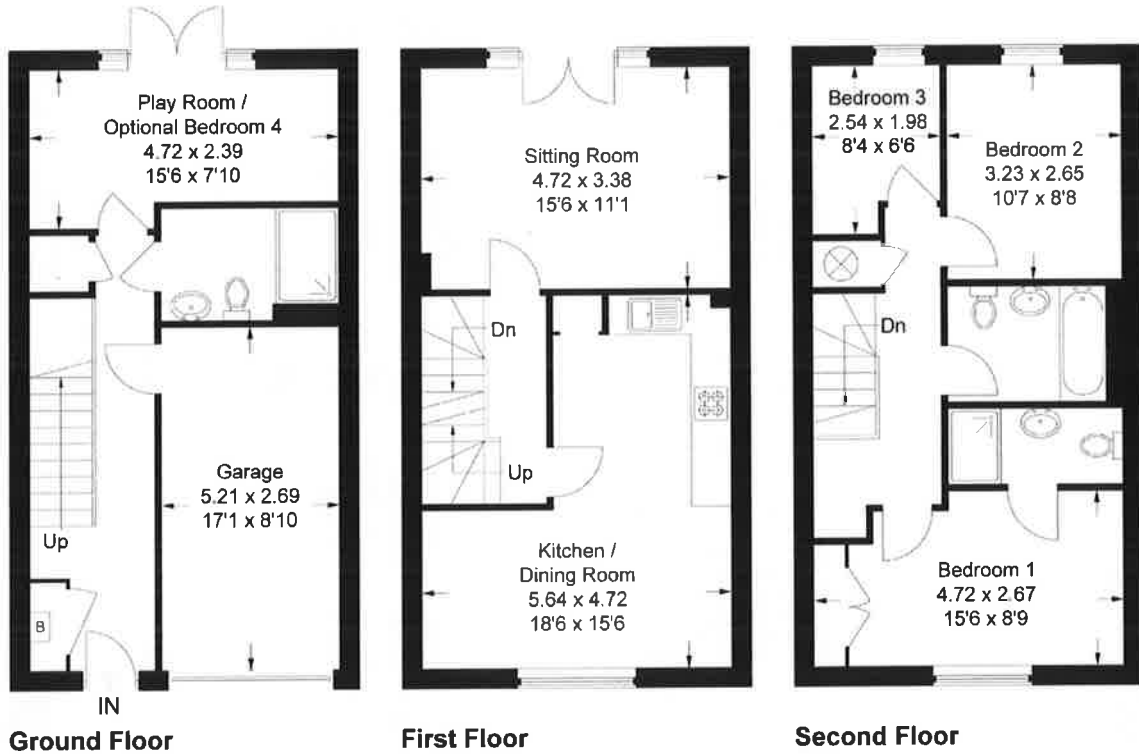
Tenants Information

A good faith amount of one week's rent is requested to hold the property; based on the rental this would be £530.76. When the rental goes through this will be deducted from the first month's rent.

A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent. Based on the rental this would be £2,653.84. Should the landlord be agreeable to a pet, then the security deposit would increase.

The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.

Approximate Gross Internal Area
 Ground Floor = 43.5 sq m / 468 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Second Floor = 42.9 sq m / 462 sq ft
 Total = 129.6 sq m / 1395 sq ft



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.

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