



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



LINFIELDS
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9QH

Situated in a highly desirable and quiet cul de sac location within a short walk of the village shops, station and highly regarded schools, this spacious well-appointed link detached three bedroom house is presented to a good standard, and offers excellent extension and loft conversion potential.

* Covered Entrance Porch * Entrance Hall * Cloakroom * Sitting Room * Dining Area * Modern Integrated Kitchen/Breakfast Room * Utility Room * Family Room * Main Bedroom with En-suite Shower Room * Two Further Double Bedrooms * Family Bathroom * Two Fully Boarded Loft Rooms * Double Garage * Front Garden with Off Road Parking for Several Cars * Southwest Facing Rear Garden * Double Glazing * Gas Radiator Central Heating *



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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 4 mile radius of the property.

The Property is approached over a tarmacadam driveway with parking for a number of cars and access to the double garage. The property is entered through sliding patio doors into the entrance porch with a part glazed composite door opening into the entrance hall. The hallway has two built in cloaks cupboards and cloakroom with white suite. Engineered oak wood floors continue from the hallway into all the reception rooms.

The open plan family and dining rooms aspect the rear of the property with sliding patio doors in both rooms opening onto the rear garden.

The modern integrated kitchen has an extensive range of fitted soft close base and eye level part glazed units with under cupboard lighting and granite work surfaces and splashbacks. Breakfast bar, Integrated appliances include gas hob with extractor hood, double oven, dishwasher, microwave and fridge. A door leads into the utility room which has ample appliance space and plumbing for washing machine. Doors lead to both the rear garden and double garage which has an electric up and over door, light and power and a wall mounted 'Worcester' combination central heating boiler.

The first floor landing has a window aspect to the front and a built in laundry cupboard.

The engineered oak flooring continues throughout the bedrooms. The loft is accessed by a timber pull down ladder giving access to two fully boarded loft rooms (one with window to front aspect) with light and power, timber boarded ceilings. The loft offers excellent potential for conversion to create a further bedroom with en-suite facility. There are three double bedrooms all with built in wardrobes. The main bedroom also benefits an en-suite shower room. The family bathroom has a three piece white suite.

Outside the property the, the southwest facing rear garden has a York stone patio area and path to rear. Being totally enclosed, the garden is mainly laid to lawn with flower beds to three sides with several varieties of mature shrubs and plants. Evergreen hedging to the rear boundary. There are two timber storage sheds and an integral storage cupboard. The front garden is mainly laid to lawn with patio area.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.





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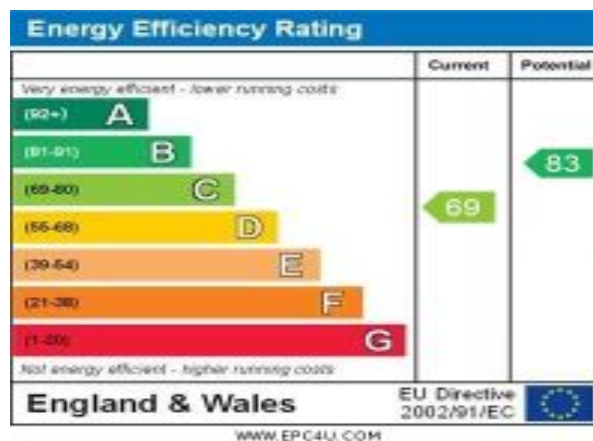


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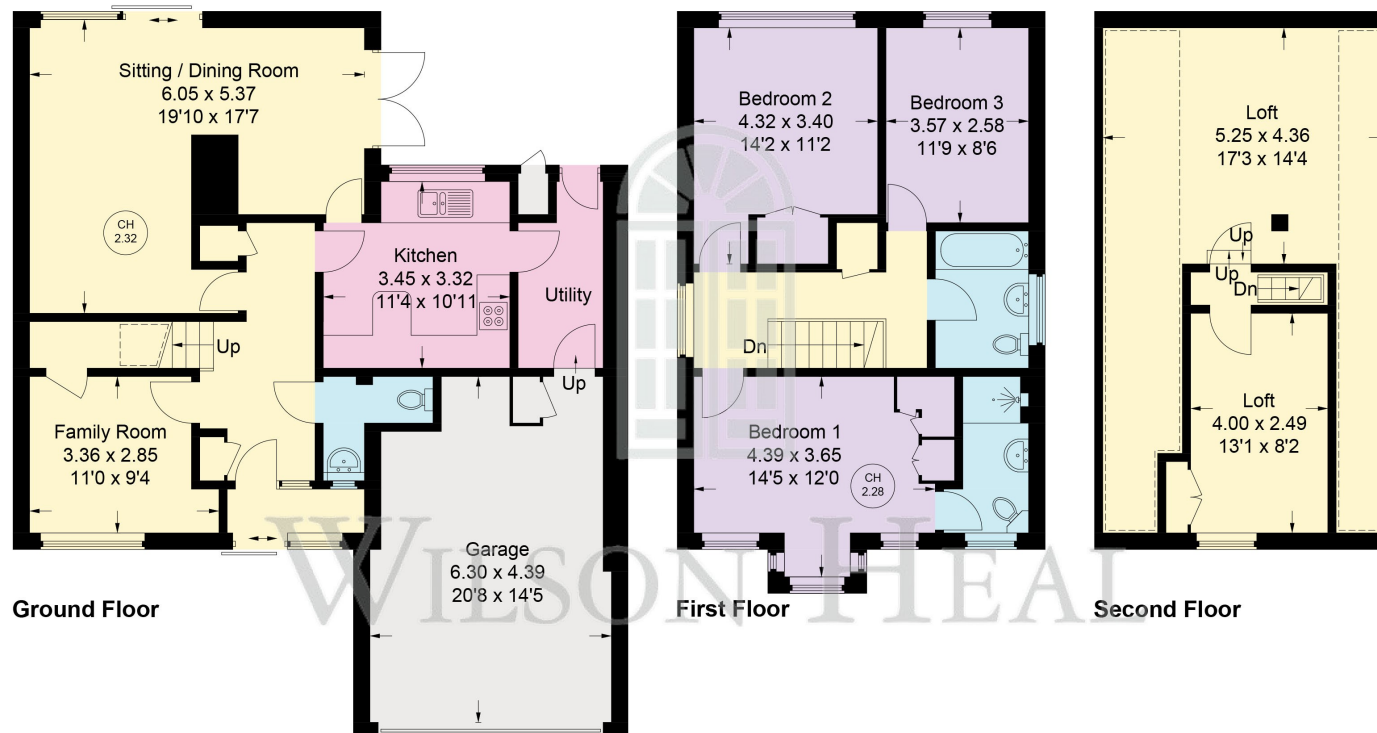
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Linfields

Approximate Gross Internal Area = 205.5 sq m / 2212 sq ft
(Including Garage & Loft)



 = Reduced headroom below 1.5m / 5'0



Floor Plan produced for Wilson Heal 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.