



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



The Retreat
Little Chalfont
Buckinghamshire
HP6 6SS

Having undergone a total refurbishment and modernisation program by the vendors, this impressive character, chalet detached bungalow, offers spacious and versatile accommodation throughout. Benefitting from a loft conversion in 2019 and presented to an extremely high standard, the property is ideally situated in a quiet cul de sac location within a short walk of the village shops, station and highly regarded schools.



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Location: 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 Aldgate 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.

Features include Open canopied porch, entrance hall, large open plan fully integrated kitchen/breakfast/dining room, sitting room, four bedrooms, three bathrooms, south facing rear garden, garage and driveway parking.

The Property is approached over a gravel path with a well-manicured lawned garden with a variety of flowers and shrubs and a brick paved driveway and side gated access to the rear garden. On entering the property through the large open canopied porch, the spacious entrance hall has an oak engineered floor which continues into both bedroom four which aspects to the side and the sitting room which aspects the front of the property.

Spanning the full width of the property, the large and impressive open plan kitchen/breakfast/dining room benefits from an extensive range of fitted base and wall mounted units with matching central island and breakfast bar with pressed laminate services throughout. Integrated appliances include induction hob, two fan ovens, extractor fan, washing machine, fridge/freezer, microwave, wine cooler and dishwasher. Porcelain tiles are throughout this room and sliding doors offer a large opening onto the rear garden.

There are two ground floor bedrooms with the main bedroom featuring a cleverly concealed shower room behind frosted glazed sliding doors. This well-appointed room has a large walk in shower, wash hand basin inset a wall mounted vanity unit, WC and ceramic tiled walls and floor. The fourth bedroom has an aspect to the side. The family bathroom has a contemporary white suite with panel enclosed bath, WC with concealed cistern, vanity unit and countertop wash hand bowl. Ceramic tiled walls and floor.

On the first floor there is access to the loft space which houses the 'Worcester Bosch' boiler and hot water cylinder which was installed in 2019. There are two double bedrooms on the first floor which are served by a contemporary shower room with a walk in shower, wc with concealed cistern, wash hand basin inset vanity unit and ceramic tiled walls and floor.

The totally enclosed well screened and manicured south facing rear garden has a full width paved patio area and is mainly laid to lawn with hedgerow and fence panel borders. Two brick built garden stores. Door to the garage with up and over door.

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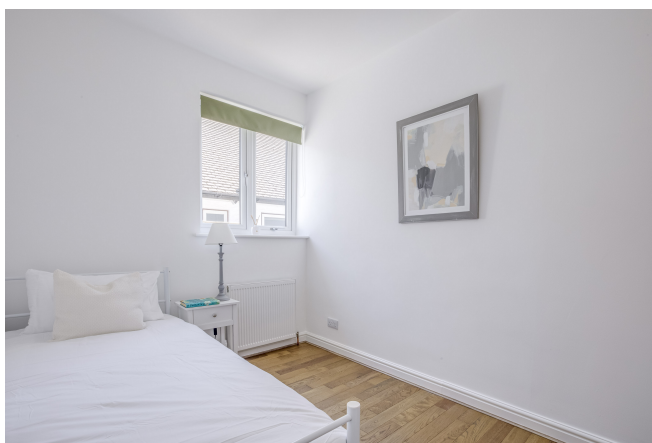




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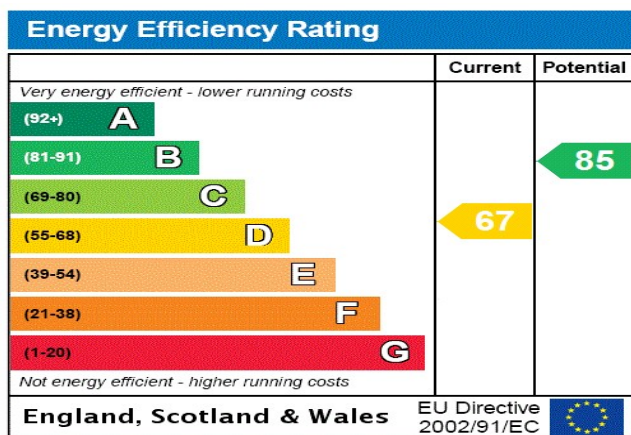
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the 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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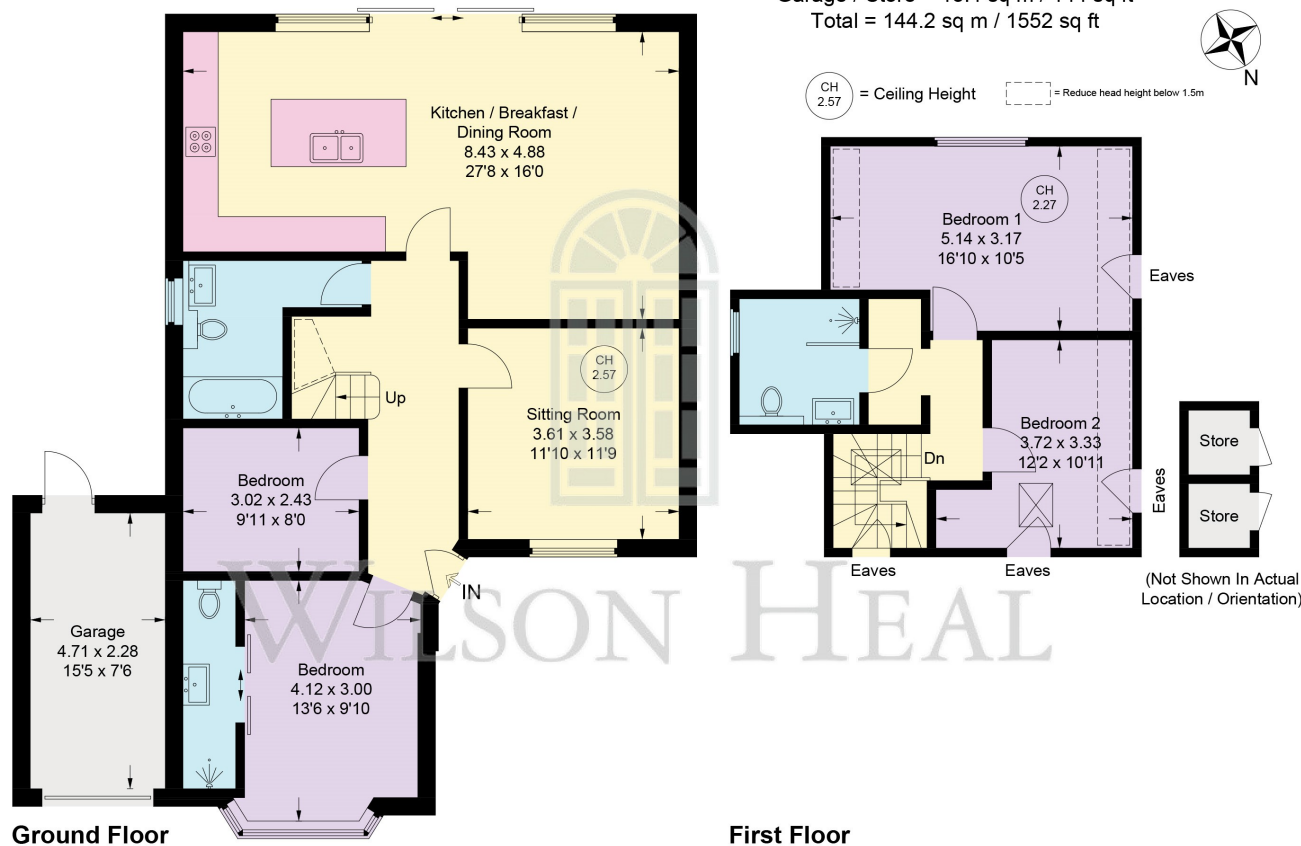
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The Retreat

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft

Garage / Store = 13.4 sq m / 144 sq ft

Total = 144.2 sq m / 1552 sq ft



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.

www.wilsonheal.co.uk