



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Kimberley  
Burtons Way  
Chalfont St Giles  
Buckinghamshire  
HP8 4BW

Situated in a highly sought after and prime, private road location, this individual detached chalet style home offers spacious and extremely versatile accommodation. Offered with no upper chain, the property offers excellent potential for improvement and development and is situated within a short walk to the village shops, Metropolitan/Main Line station, and highly regarded schools in Little Chalfont. Council Tax Band: H, EPC C: Private Road with contribution currently £400 p.a.

Guide Price: £1,550,000

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# WILSON HEAL

\* Entrance Porch \* Reception Hall \*  
Cloakroom \* Three Reception Rooms \*  
Kitchen/Breakfast Room \* Four Bedrooms \*  
Three En-Suite Bathrooms \* Gas Radiator  
Heating \* Double Glazing \* Well Established  
Plot \* Double Detached Garage \* Private Road  
Location \* Short Walk to the Village \* No  
Upper Chain \*

**The Property:** Approached over a sweeping brick paviour driveway, there is ample parking for several cars. The front garden is well established with a wide variety of flower, shrub, mature tree and lawned areas. Entering the house through the enclosed porch, the large reception hall has a cloakroom, two built in cloaks cupboards and an airing cupboard. Stairs lead to the first floor landing.

The dual aspect sitting room has a feature fireplace and sliding patio doors. A further side door also opens onto the garden. There is also an electric awning above the patio doors.

The dining room is adjacent to the kitchen and has an aspect to the side. The neighboring utility room has a range of fitted units with a wall mounted 'Worcester' central heating boiler and door access to the side. The kitchen/breakfast room aspects the rear with door to the garden and has an extensive range of fitted base and eye level part glazed units with under cupboard lighting and roll top work surfaces over. Appliances include a fitted double oven, four ring gas hob and extractor hood. There is also further recess appliance space with plumbing for a dishwasher. There is also a study with aspect to the side.

There are two bedroom suites on the ground floor with the largest bedroom offering an extensive range of fitted wardrobes and en-suite shower room. The second bedroom has an extensive range of fitted bookshelves; double wardrobe and en-suite bathroom.

On the first floor, there are two bedrooms with the larger suite offering a front aspect with built in double wardrobes, eaves storage space and an en-suite bathroom. There is a further door accessing a walk in eaves storage area with boarded floor. The fourth bedroom also has eaves storage space and Velux windows.

Being mainly laid to lawn, the westerly facing garden is totally enclosed with an established variety of hedgerow, flower, shrub and tree borders. A patio spreads the full width of the property with a further circular patio area in the corner of the garden. There is a garden shed to the side of the property and both sides of the property benefit from path access to the front garden. The double width detached garage has an electric roller door with light and power.

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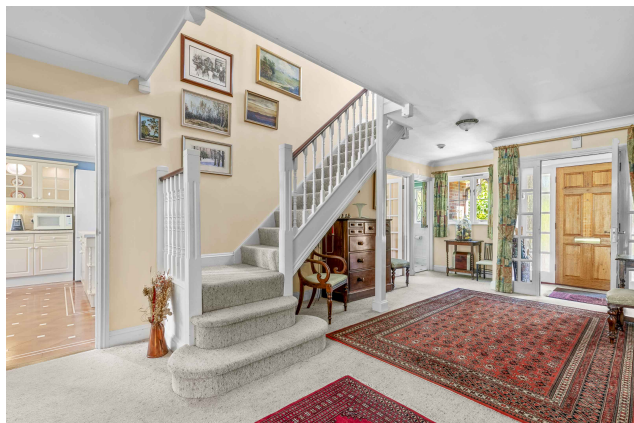
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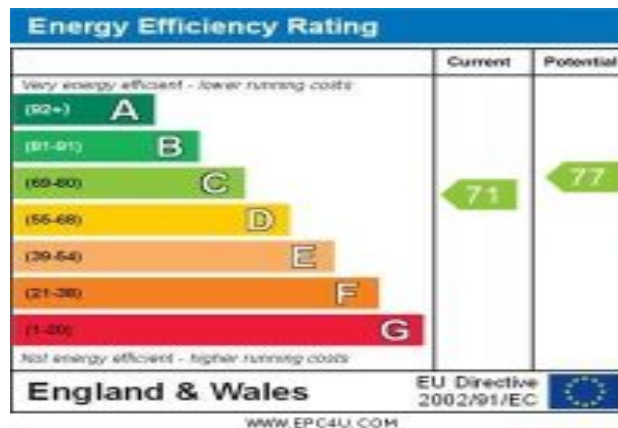
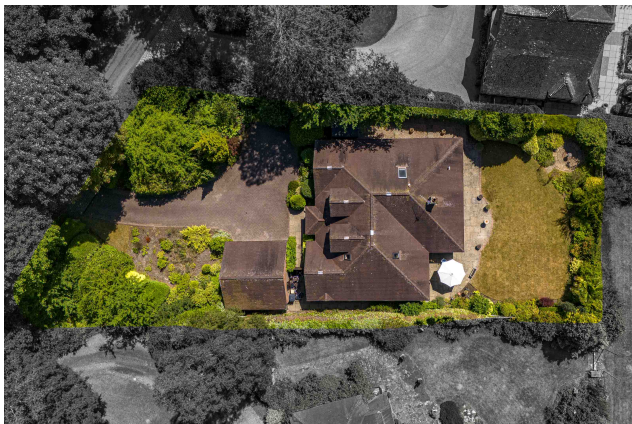
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the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





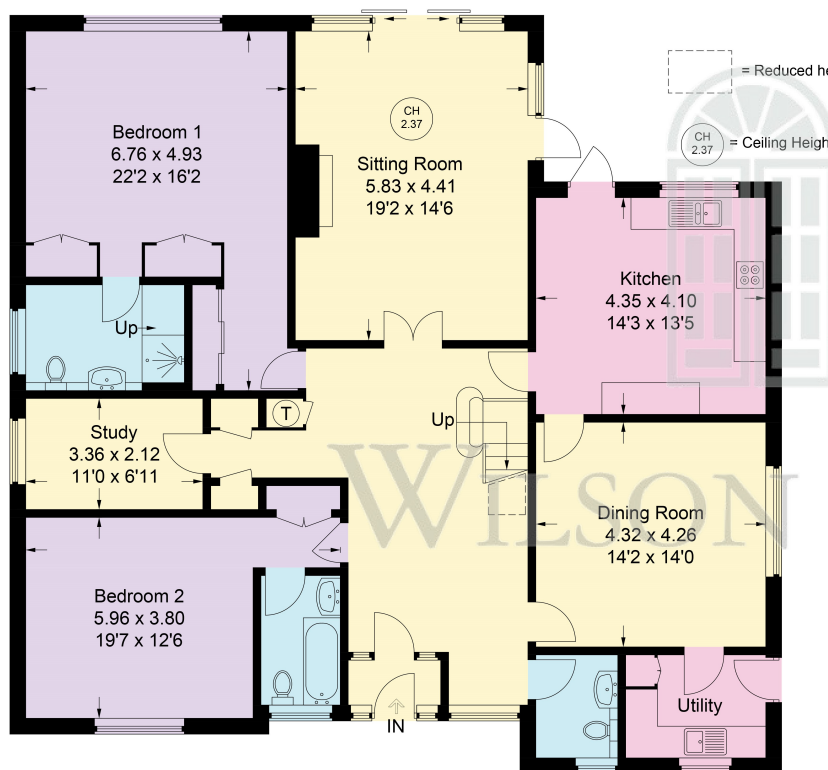
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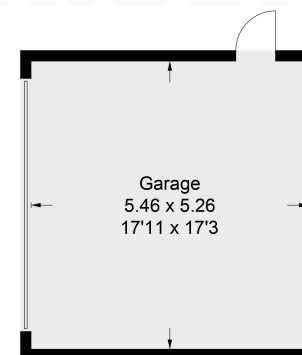
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## Kimberley, Burtons Way

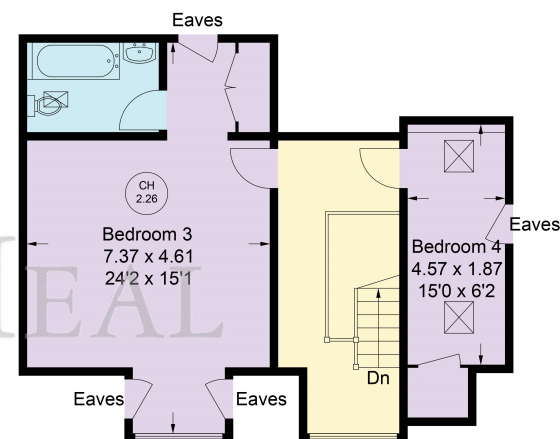
Approximate Gross Internal Area = 224.1 sq m / 2412 sq ft  
Garage = 28.6 sq m / 308 sq ft  
Total = 252.7 sq m / 2720 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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.

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