



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Melford
71 Amersham Road
Little Chalfont
Buckinghamshire
HP6 6SP

Character detached chalet bungalow presented to a high standard offering both spacious and versatile accommodation on a mature and private plot. Ideally situated within a short walk of the local shops, Chalfont & Latimer station and highly regarded schools, the property benefits from: Entrance Hall, Spacious Open Plan Sitting/Dining Room, Modern Fitted Kitchen opening into large Breakfast/Family Room, Four Bedrooms, Two Bathrooms, Gas Radiator Central Heating, Double Glazing Throughout, Detached Garage, Mature and private rear garden.

Guide Price £1,150,000

www.wilsonheal.co.uk



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Location: Situated in the popular commuter village of Little Chalfont, both the Chiltern and Met Line are within a short walk. The village also offers a range of useful everyday shops including an artisan baker, a choice of cafes, restaurants and renowned state and private schools.

The Property is approached through wrought iron gates with a grass verge to front and mature hedgerow and trees giving a high degree of privacy. The shingle driveway offers parking for several cars. Entering the property through the open porch, the entrance hall features a polished parquet floor and has an understairs storage cupboard. The spacious dual aspect sitting/dining room features a cast iron Victorian fireplace with floral tile inserts. Bi fold doors open into the bright and spacious breakfast/family room which features a vaulted glazed ceiling with roll back sun blinds, tiled flooring and French doors opening onto the rear garden.

There is also a breakfast bar with recess plumbing and space for washing machine and tumble dryer. The open plan kitchen offers a modern range of base and eye level soft close units with under cupboard lighting, ample work surfaces, splashbacks and a 1½ sink and drainer. Integrated appliances include Siemens double oven, dishwasher, four ring gas hob with extractor hood and a Miele fridge/freezer.

There are two double bedrooms on the ground floor, the main bedroom aspects to the front and features fitted fold away window shutters and an extensive range of fitted wardrobes with sliding part mirrored doors. The second bedroom aspects the rear and has a fitted double wardrobe. The modern bathroom suite has a panel enclosed bath with mixer tap and shower attachment, fold away glass shower screen, large fixed head shower, wash hand basin inset vanity unit with cupboards under, WC with concealed cistern, fully tiled walls and floor and a chrome ladder towel rail.



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On the first floor there are two bedrooms with the rear bedroom benefitting built in wardrobes, fitted bookshelves and eaves storage. The second bedroom has an aspect to the side and has eaves storage which houses the 'Worcester' central heating boiler installed approximately 7 years ago.

The modern 4 piece bathroom comprises a fully tiled shower cubicle, panel enclosed bath with tiled splash back, wash hand basin inset vanity unit and wc with concealed cistern.

Outside the property, the rear garden offers a high degree of privacy with screening to all boundaries with a variety of high hedgerows, shrubs and flower beds including an impressive magnolia tree. Being mainly laid to lawn the property also benefits a full width paved area with steps up to a further raised patio. Garden shed. The detached garage has an up and over door with light and power and door to the garden. There are wrought iron gates to the side with access to the driveway.



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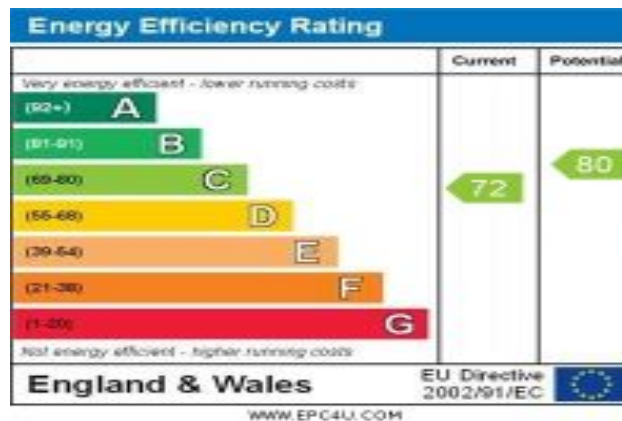
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All fixtures and fittings mentioned in these particulars are included in the sale. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to 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 must 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.



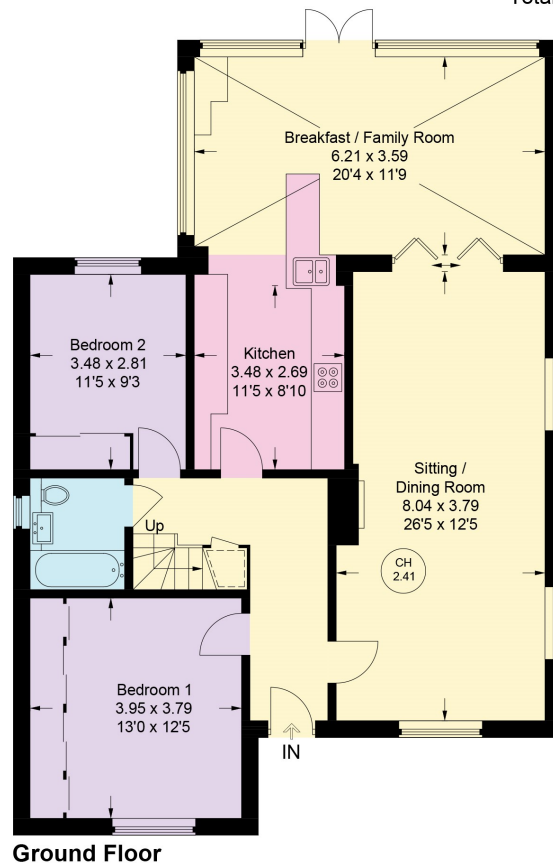
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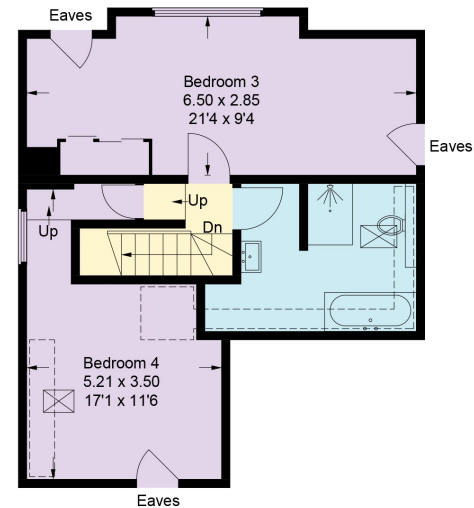
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Amersham Road

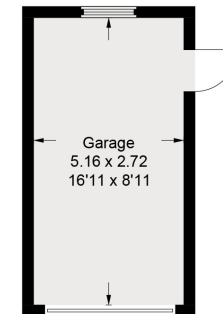
Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 166.8 sq m / 1796 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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