



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



45 Oakington Avenue
Little Chalfont
Buckinghamshire
HP6 6SX

Situated within a short walk of the village shops, station and highly regarded schools, this spacious character detached bungalow is offered with vacant possession and offers excellent potential for extension and modernisation. The property benefits from: entrance porch, entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom, double glazing, gas radiator heating, south facing garden, garage with driveway parking for two cars. Freehold. EPR: D. Council Tax Band: E

Guide Price: £799,950



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Directions: From our Little Chalfont office turn right onto the A404 proceeding under the railway bridge. Take first right into Amersham Way and first right again into Oakington Avenue. The property can be found on the right-hand side opposite the school.

Location: Little Chalfont offers a range of shopping facilities, restaurants, a library, public house and highly respected first, second and grammar schools. Chalfont and Latimer rail station (0.3 miles) offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway (2.8 Miles) gives access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.

The Property is entered through an enclosed porch with door to the entrance hall. **The hallway** connects directly into all the rooms and has a cupboard which houses the gas and electric meters.

The sitting/dining room aspects to the rear of the property with a feature fireplace and French doors onto the garden.

The kitchen aspects to the rear of the property and has a range of fitted units with appliance space. The kitchen door leads out to the side of the property with access to both the front and rear gardens.

There are two double bedrooms which aspect the front of the property. Both have fitted wardrobes and cupboards with laminate wood floors. **The bathroom** has a white three piece suite with tiled walls and floor. A cupboard houses the 'Valliant' combination boiler.

Outside the property the front garden is mainly laid to lawn with a variety of flower and shrubs and a low brick low retaining wall. The driveway offers parking for two cars and the attached garage has an up and over door with light and power.

The south facing rear garden offers a high degree of privacy with a variety of mature flower, shrub and hedgerow borders. Being mainly laid to lawn with a crazy paved patio and door access to the rear of the garage. A side path leads to the front of the property.

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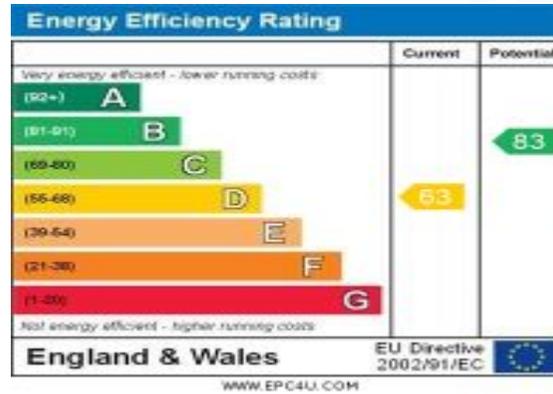


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the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



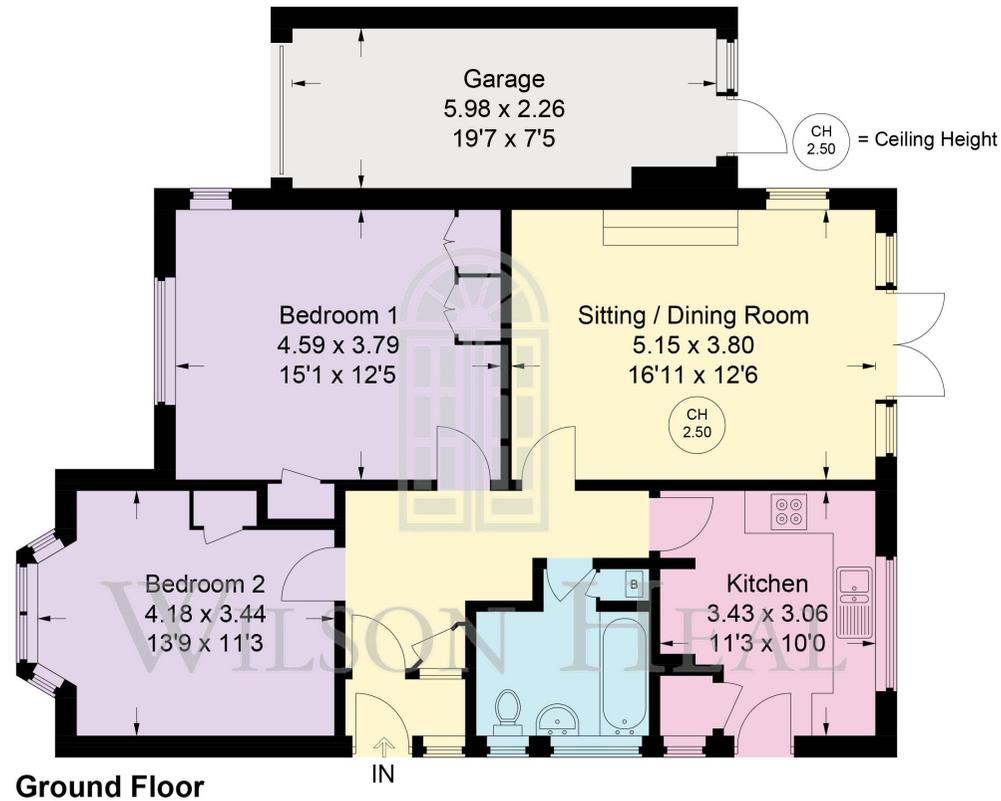
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Oakington Avenue

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 93.1 sq m / 1002 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.