



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



**16 CHENIES AVENUE  
LITTLE CHALFONT  
BUCKINGHAMSHIRES  
HP6 6PR**

Situated within a short walk of the village shops, station and highly regarded schools, this spacious detached, extended property offers well balanced family accommodation in a contemporary style. With excellent potential for further extension with plans previously approved for a loft conversion, the property also benefits from a large professionally landscaped garden and a detached fully equipped home office.

\* Inner Lobby \* Entrance Hall \* Cloakroom \* Spacious Open Living Which Includes a Modern Fitted Kitchen, Utility Area, Dining Area and Lounge \* TV/Family Room \* Five Bedrooms \* Two Bathroom \* Gas Central Heating \* Large Professionally Landscaped Garden \* Detached Home Office \* Off Street Parking \*



# WILSON HEAL

**LOCATION** A highly sought after, and well-established road located within a short walk of the village. Little Chalfont is a popular village with a vibrant shopping parade of restaurants and shops, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Baker street/Marylebone respectively. Set within green belt countryside and with excellent educational facilities, and easy access to the motorway network. Amersham is located approximately 2½ miles away and offers more comprehensive shopping facilities and amenities.

**The property** is approached over a block pavior driveway with off road parking for several cars. Shaped rock beds with herbaceous shrubs, evergreen clipped hedging and fencing border the garden. On entering the property through the Cedar wood 'Urban' front door, the inner lobby has racks and shelves for coats and

shoes. The ceramic tiled floor has under floor heating. The entrance hall has an 'Amtico' wood effect floor which continues into the sitting room, dining room and family room. Stairs with glazed inserts to the banister lead to the first floor and there is also a downstairs cloakroom. The family room aspects the front of the property. The dual aspect sitting room has a wall mounted log effect electric fire and opens into the dining room. Two double full length doors open onto the rear garden.

The kitchen/breakfast room has a fitted range of contemporary units with white composite work tops and splash back. Stainless steel inset sink, dishwasher and electric induction hob with stainless steel funnel extractor over. Eye level double oven comprising one microwave oven, over electric oven. Cupboard housing 'Worcester' gas central heating boiler. The utility room has space and plumbing for washing machine and drier.

The side door leads to the store/workshop which has light and power with ample storage and door access to the front and rear of the property.

On the first floor, the main bedroom offers a range of fitted wardrobes and an en-suite shower room. There are four further bedrooms, all of which offer a variety of fitted wardrobes, cupboards and storage units. The family bathroom has a modern white four piece suite comprising a panel enclosed bath with mixer tap and retractable shower attachment. WC. Wash hand basin and shower cubicle.

The garden is a feature of the property. The large split level terraced patio area is a real sun trap, perfect for entertaining. The majority of the garden is laid to lawn with side pathway to the rear. Large children's climbing frame. Storage shed and timber built fully insulated home Office, with independent telephone lines and a Cat 5 internet connection system.

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

Sales | 01494 764200  
Lettings | 01494 549966





WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966

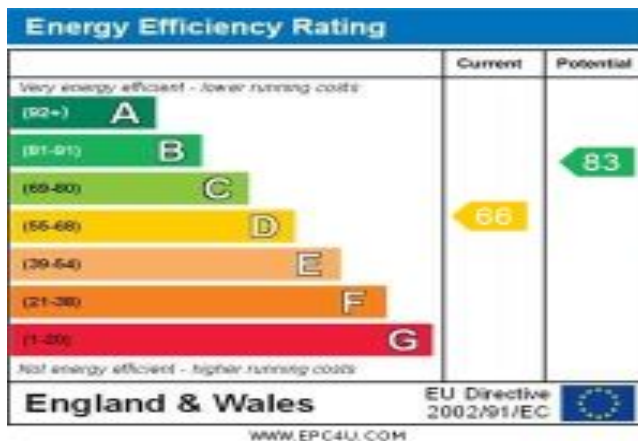


[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





# WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966

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.

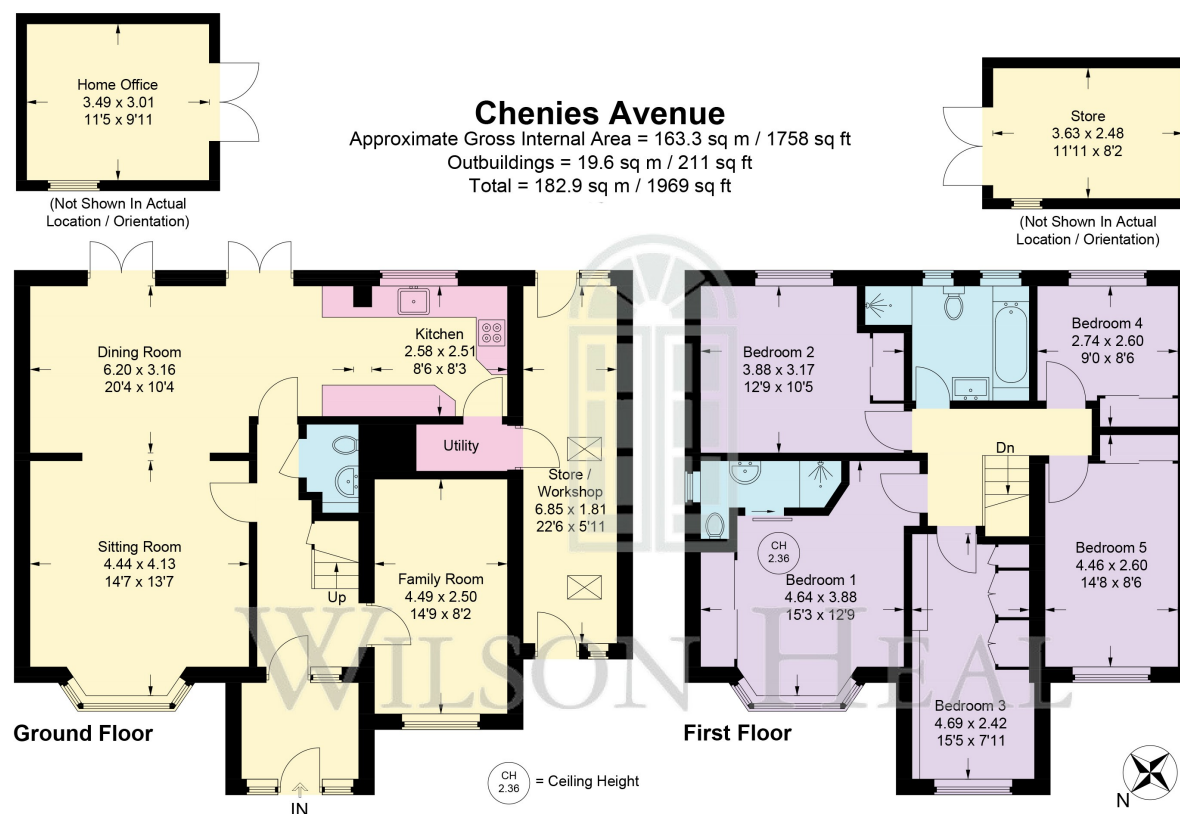
**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there 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.



# WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



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.