



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



27 Chessfield Park
Little Chalfont
Buckinghamshire
HP6 6RU

Offering spacious accommodation throughout, this four bedroom detached family home is situated on a popular and well-established development within close proximity to the local shops, highly regarded schools and station. Offering excellent potential for further extension with Planning granted for 2 storey rear extension and garage conversion. The house also benefits from an outlook onto Westwood Park. EPC E. Council tax band F (Circa £2982.45 pa).

Guide Price: £960,000



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The accommodation comprises: Entrance Hall * Cloakroom * Two Reception Rooms * Modern Kitchen with Integrated Appliances * Master Bedroom with En-Suite Bathroom * Three Further Double Bedrooms * Family Bathroom * Integral Garage * Gas Central Heating * Double Glazing. Recently rewired, replumbed and New Combi boiler installed with Mega flow system.

The property: is approached via a driveway with parking for two cars with the front garden being mainly laid to lawn. There is a Timber and Perspex covered area to the side of the property with access to the rear garden and front door access into the property.

The entrance hall has a wood effect laminate floor and an under stair storage cupboard. There is a door to the garage which has plumbing and space for washing machine and drier. The cloakroom has a contemporary W.C with vanity unit, marble style ceramic walls and flooring.

The kitchen is fitted to a modern standard with a range of base and eye level units with ample work tops. Integrated appliances include a four ring gas hob with extractor over and an electric high level double oven. There is also plumbing and space for a dishwasher and American Fridge freezer. Space for breakfast table and chairs. Ceramic flooring, door to rear garden.

Both the living and dining rooms aspect onto the rear garden with the dining room benefiting from a fitted display cabinet with glazed doors and cupboards under.

Stairs with half landing lead to the first floor. The spacious landing has access to the loft space which is half boarded with light and ladder (not inspected).

The main bedroom benefits from mirror fronted fitted wardrobes to two walls plus a further integral storage cupboard.

The modern en-suite bathroom comprises panel bath with shower over and glazed screen, W.C. and vanity unit with wash hand basin. Fully tiled walls and flooring. The three further double bedrooms all benefit from fitted wardrobes. The family bathroom is fully tiled with bath, shower over, W.C and Vanity unit.

The manageable rear garden backs onto the park and has recently had erected new timber fencing to all boundaries. The garden is predominantly laid to lawn.

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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 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.



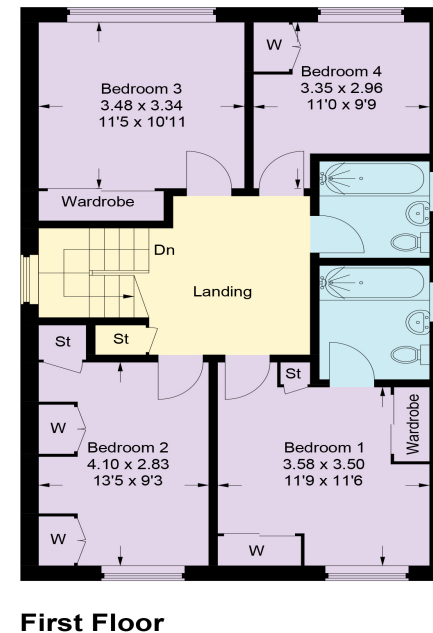
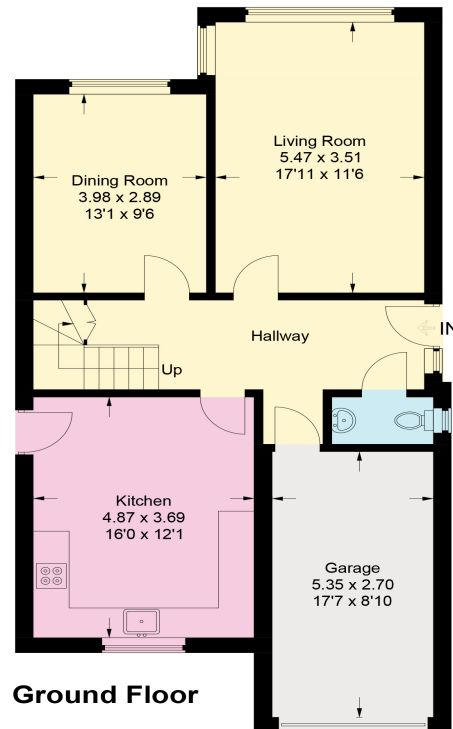
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Approximate Gross Internal Area
Ground Floor = 82.1 sq m / 884 sq ft
First Floor = 71.7 sq m / 772 sq ft
Total = 153.8 sq m / 1,656 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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