



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



**Meadow Fields  
Brayfield Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4BL**

Situated on this highly desirable development within a short walk to the village shops, station and highly regarded schools, this spacious ground floor apartment is finished in a modern contemporary style and offers spacious well-presented accommodation throughout. Benefitting from its own enclosed garden, the property is offered with no upper chain. Council Tax Band: G

Yearly Service Charge: £2249.80

Half Yearly Ground Rent: £300.00

Lease Length: 250 years with 244 years remaining.

**Guide Price: £780,000**



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**DIRECTIONS** From our offices in Burtons Lane, proceed along the lane taking the next turning on the left into Brayfield Lane. Meadow Fields can be found on the right hand side towards the end of the road.

**THE ACCOMMODATION** in greater detail comprises the following:

**ENTRANCE AREA** with entry phone system.

**ENTRANCE HALL** Large built in double cupboard and further double utility cupboard with plumbing and space for washing machine and tumble dryer. Airing cupboard housing Heatrae Sadia Hot Water Cylinder.

**OPEN PLAN LIVING/DINING AREA** This large 40' room has a double aspect with three sets of French doors leading from the lounge, dining and kitchen onto the patio and enclosed garden. Engineered flooring through the main space with a tiled area in the kitchen.

**KITCHEN** Modern fully integrated kitchen with an ample range of wall and base units with recon stone worktops and breakfast bar. Twin sink with mixer taps.

Miele appliances include Multifunctional single oven and further fan oven, 4 ring Miele induction hob with extractor over. Integrated dishwasher. Integrated fridge and freezer. Ceramic tiled walls and floor.

**MASTER BEDROOM** Dual aspect room with fitted window shutters. Triple mirror fronted wardrobes. Door leading to:

**ENSUITE BATHROOM** Single aspect with large oval sink inset vanity unit with drawers under. WC. Panel enclosed bath. Large double shower with glazed screen and thermostatic mixer. Heated towel rail

**BEDROOM TWO** Single aspect with fitted window shutters. Radiator. Door leading to the family bathroom.

**FAMILY BATHROOM** Single aspect with large oval sink inset vanity unit with drawers under. WC. Large double shower with glazed screen and thermostatic mixer. Heated towel rail

**COMMUNAL GARDENS** Landscaped leading to one allocated covered and one open parking space.

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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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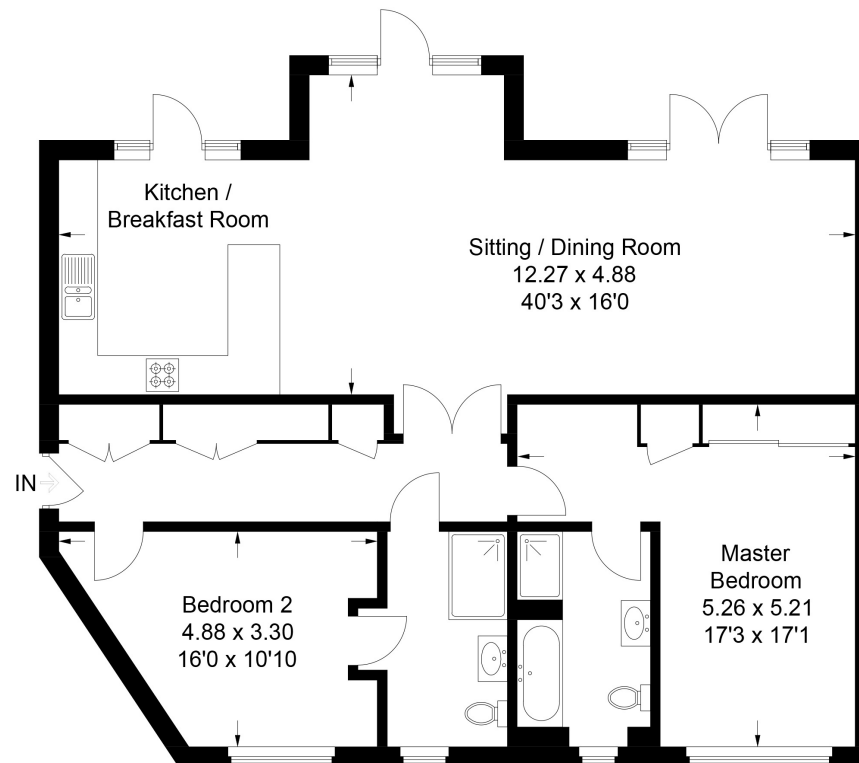


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Approximate Gross Internal Area  
111.8 sq m / 1203 sq ft



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