



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Bedford Avenue  
Little Chalfont  
Buckinghamshire  
HP6 6PT

Spacious extended four bedroom semi detached family home situated within a short walk of the Metropolitan & Main line station, village shops and highly regarded schools. Offering versatile accommodation, with excellent potential for further extension, benefits include entrance porch and hall, two reception rooms, sitting room and dining room, three large double bedrooms and a single bedroom, two bathrooms, Private enclosed garden, garage.

Guide Price: £850,000



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**The Property:** The property is approached via a drive with parking for several cars. The gardens to the front are mainly laid to lawn with mature hedges. Entering the property through the porch, the hallway has an under-stair storage cupboard and stairs to the first floor landing. The sitting room features a bay fronted window aspect to front. This room opens into the spacious dining room in turn opening onto the rear garden. The kitchen benefits an ample range of base and eye level units with laminate work surfaces. Appliances include an integrated dishwasher fridge/freeze. opening leading to a utility area and conservatory. Utility with door leading to garage containing a car lift potentially allowing two car storage. Appliances include an integrated dishwasher fridge/freezer.

**On the first floor** landing there are two double bedrooms and a single room. Bedroom one aspects to the front while the second double bedroom aspects the rear. Bathroom with water jet massage bath, separate shower and WC. Further stairway to second Floor. Second floor houses a large double bedroom and bathroom. There is a small storage area/study.

The rear garden is mainly laid to lawn and offers a high degree of privacy being totally enclosed to all boundaries. There is a variety of mature well-established plants, flowers, fruit trees and shed.

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 (e.g.: Passport) and proof of address (e.g.: 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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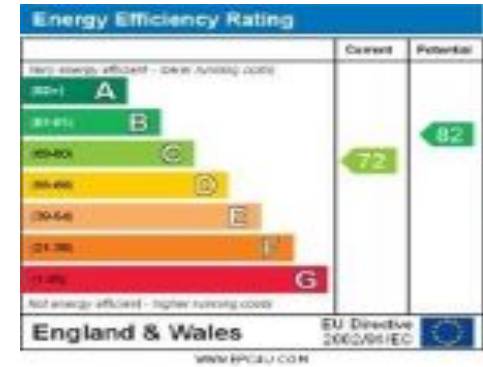




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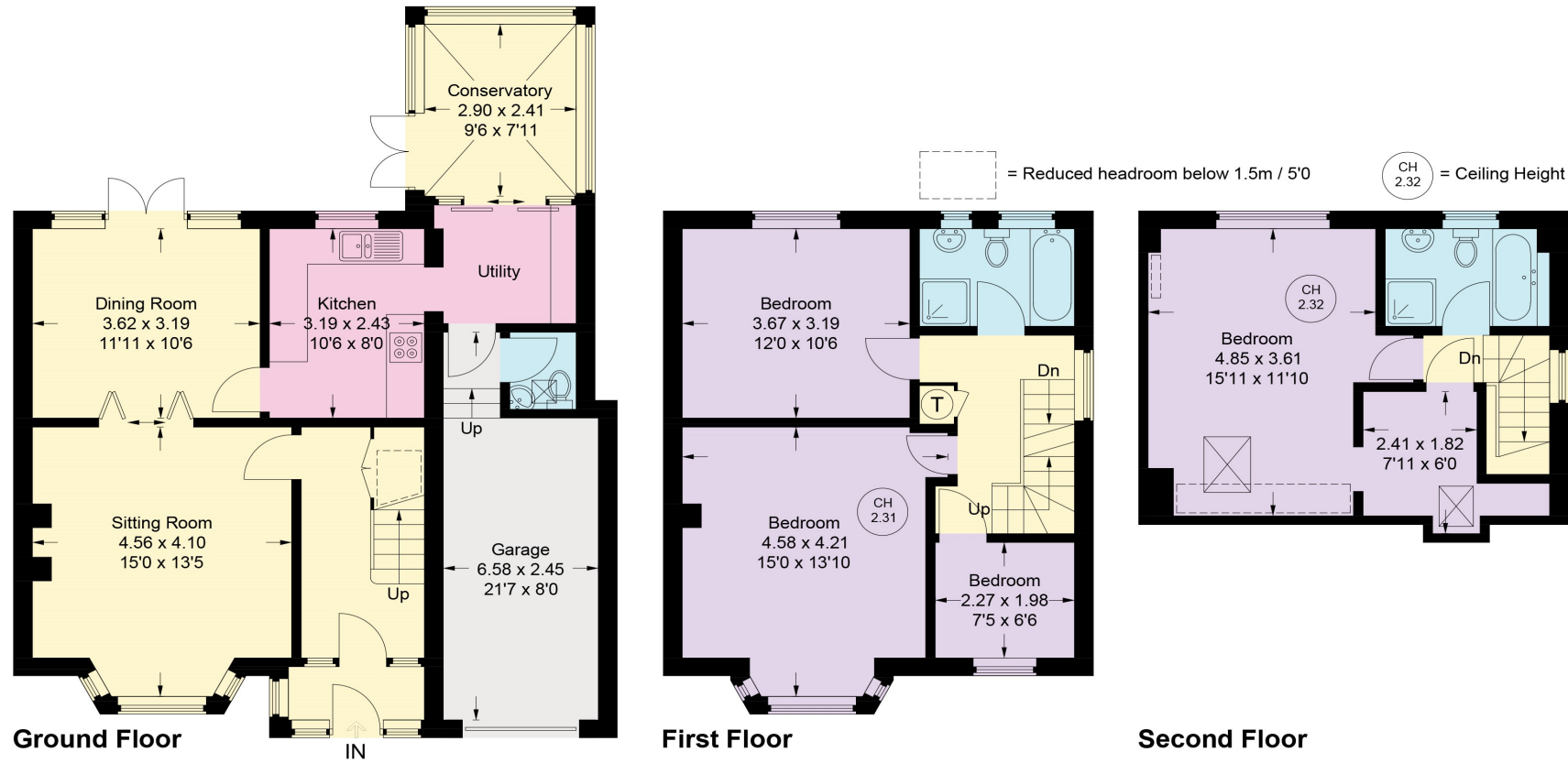
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## Bedford Avenue

Approximate Gross Internal Area = 156.1 sq m / 1680 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.