



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



**BEECHWOOD CLOSE,
LITTLE CHALFONT,
BUCKINGHAMSHIRE,
HP6 6QU**

Spacious semi-detached property located in a quiet cul-de-sac within close proximity to the village shops, station and highly regarded schools. The property is presented in a modern contemporary mode. Wooden flooring throughout the ground floor, cloak/shower room, well fitted kitchen with appliances, utility room and breakfast area with French doors leading onto the garden. Three double bedrooms and a modern fitted shower room on the first floor. Off road parking for two vehicles and a single garage. All enhanced by front and rear gardens. EPC D. Council tax band E. (C.£1929.45)

Guide Price £799,950



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





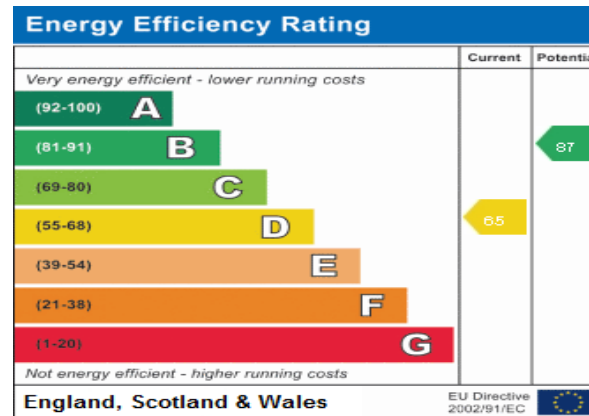
WILSON HEAL

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.



www.wilsonheal.co.uk



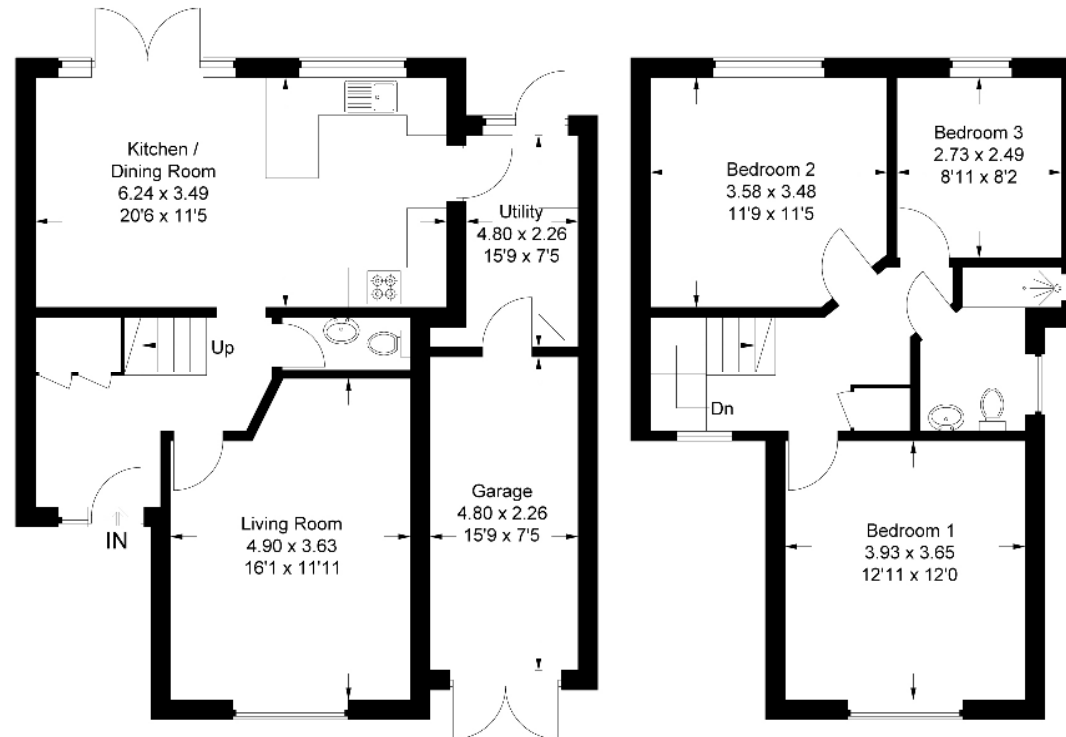


WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966

Approximate Gross Internal Area
Ground Floor (Including Garage)
70.1 sq m / 755 sq ft
First Floor = 47.7 sq m / 513 sq ft
Total = 117.8 sq m / 1268 sq ft



Ground Floor

First Floor

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.

© CJ Property Marketing Ltd Produced for Wilson Heal



www.wilsonheal.co.uk

