



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Spring Park
Village Way
Little Chalfont
Buckinghamshire
HP7 9PX

Centrally located on a highly sought after and private road, this spacious individual detached three bedroom bungalow offers versatile and well-presented accommodation throughout. Presented in a contemporary style, the property is within a short walk of the village station, shops and highly regarded schools.

The accommodation includes entrance hall, utility room, large open plan kitchen/sitting/dining room, master bedroom with en-suite shower room, family bathroom, enclosed south-westerly facing garden, off road parking. Available Now.

EPC C. Council tax band F (c.£3135.33).

Price £2800.00 PCM

www.wilsonheal.co.uk



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Location: Village Way is in a highly desirable location within the catchment area for the sought after high performing grammar schools of Dr Challoner's High school for girls and Dr Challoner's boys grammar school in Little Chalfont and Amersham respectively. The main line and underground station at Chalfont and Latimer is within a short walk. The motorway network is accessed by the M25 a 10 minute drive away and Heathrow in 20 minutes. Little Chalfont is a thriving village with good local shops, a pub and restaurants and nearby Amersham offering Waitrose, M&S Food, Tesco and a superb range of high quality pubs and restaurants in the Old Town.

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The Housing Act - The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.

Tenants Information- A good faith amount of one week's rent is requested to hold the property, at the advertised rent this would be £646.15; when the rental goes through this will be deducted from the first month's rent. **A security deposit** will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent (**at the advertised rent this would be £3230.76.**)



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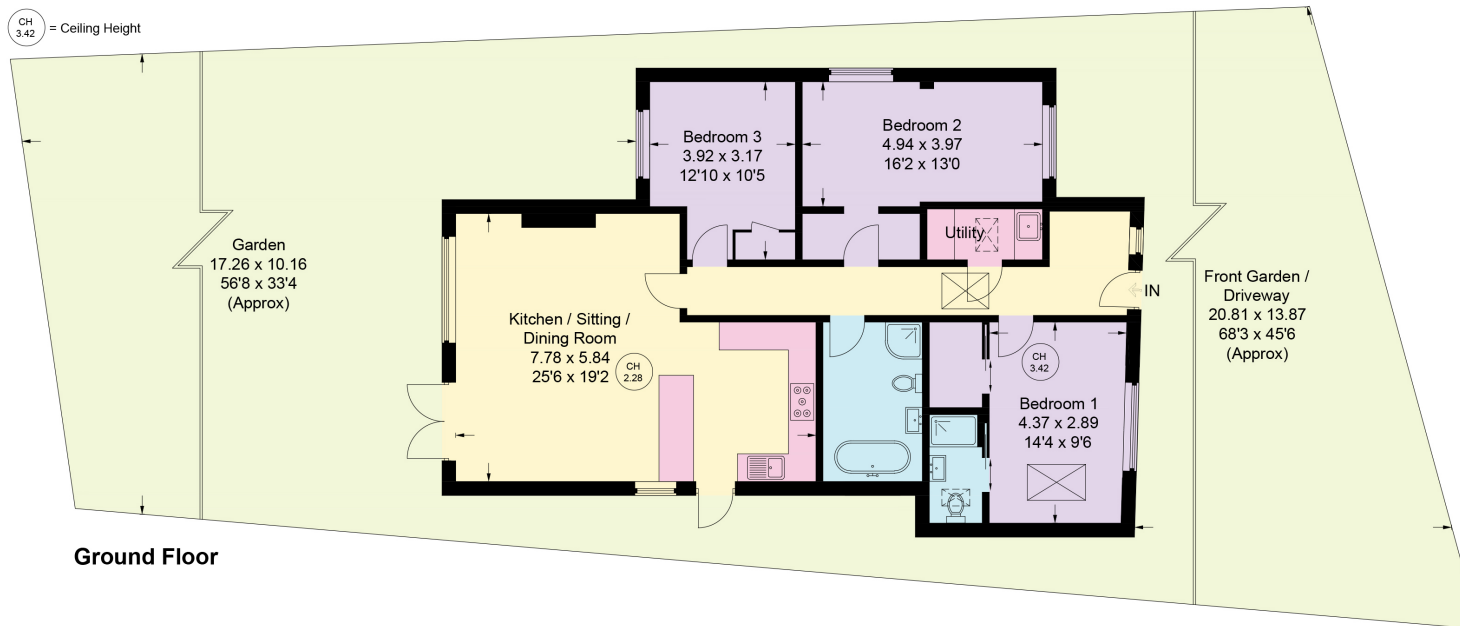
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Village Way

Approximate Gross Internal Area = 112.7 sq m / 1213 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.

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