



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



110 Westwood Drive  
Little Chalfont  
Buckinghamshire  
HP6 6RR

Spacious three bedroom semi detached property ideally situated within a short walk of the Metropolitan & Main line station, village shops and highly regarded schools. Offering excellent potential for further extension, the property benefits from, entrance porch, cloakroom, entrance hall, sitting room, dining room, kitchen, two double and one single bedroom, bathroom, gas radiator heating, garage with driveway parking, enclosed private garden, no upper chain.



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**The Property:** is approached via a brick paved driveway with parking to the front and side access to the garage. There is also a small lawned area with a variety of flower and shrub borders. Entering the property through the porch, there is a cloakroom, cloaks and under stair storage cupboard and stairs to the first floor landing. The sitting room aspects the front of the property and has a feature fireplace with coal effect gas fire. This room opens into the dining room which has sliding patio doors opening onto the garden.

A door leads into the kitchen which has an ample range of base and eye level part glazed units with roll top work surfaces over. Fitted appliances include an integrated dishwasher, siemens fan assisted oven, gas hob and foldaway extractor hood. There is recess appliance space with plumbing for washing machine and tumble dryer with further under storage space for a fridge/freezer. Door to side access.

**On the first floor** the landing has hinged access with ladder to the loft space. The two larger double bedrooms have a range of fitted wardrobes with the second bedroom also housing the airing cupboard. The third bedroom has a fitted single wardrobe. The bathroom has a white suite comprising wash hand basin inset vanity unit, wc and large corner shower cubicle.

**Outside** the rear garden is not directly overlooked and offers a high degree of privacy. Being mainly laid to lawn with a variety of mature well-established plants, flowers, fruit trees and shrubs. Full width crazy paved patio area. Gated access to side and garage which has an up and over door with light & power.

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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All fixtures and fittings mentioned in these  
[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



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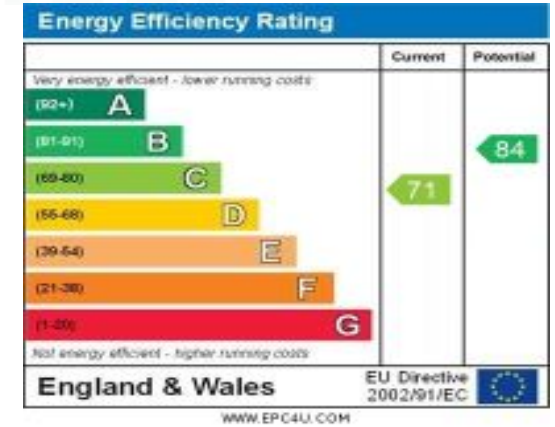




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## Westwood Drive

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 110.5 sq m / 1189 sq ft



CH 2.41 = Ceiling Height      [Dashed Box] = Reduced headroom below 1.5m / 5'0"



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.

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