



**WILSON HEAL**



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

Sales | 01494 764200  
Lettings | 01494 549966



7 Yarrowside  
Little Chalfont  
Buckinghamshire  
HP7 9QL

Situated in a highly regarded and quiet cul-de-sac location, this spacious, well maintained detached family home is within close proximity to the village of Little Chalfont with its highly regarded schools, shopping facilities and Metropolitan/Mainline station giving excellent access into London. The property offers versatile accommodation with excellent potential for refurbishment and development. Offered with no upper chain. Freehold - EPC: E, Council Tax Band: G £3617.70



# WILSON HEAL

**The Accommodation:** Entrance Porch, Entrance Hall, Two Reception Rooms, Conservatory, Kitchen, Four Double Bedrooms, Bathroom, Integral Garage Converted to Provide Workshop, Further Single Garage, Driveway Parking for Several Cars, Mature Enclosed Private Garden, Short Walk to Village Shops, Station & Highly Regarded Schools.

**Directions:** From our Little Chalfont Office turn left at the roundabout into Cokes Lane. Take the third turning on the right into Snells Lane, then take the first turning on the left into Yarrowside, the property can be found on the left hand side of the road.

**Location:** Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and public house. Chalfont and Latimer station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

**The Property:** The property is approached via a tarmac driveway with parking for several cars. The house on the ground floor offers a spacious entrance porch which opens into the entrance hall. The hall benefits from an understairs cloaks/storage cupboard and cloakroom. The sitting room has a dual aspect and has a feature stone fireplace with coal effect gas fire. Double doors lead into the predominantly glazed conservatory which offers a triple aspect and double doors opening onto the garden. The dining room aspects to the rear and has double doors opening into the sitting room. The kitchen/breakfast room is well appointed with an ample range of base and eye level units with polished granite work surfaces and integrated appliance including double oven and induction hob. Recess plumbing and appliance space. A door leads into an inner porch with cupboard housing the central heating boiler.

Stairs lead up to the spacious landing which has an airing cupboard with lagged hot water tank and access to the loft space with fitted loft ladder. There are four double, bright and spacious bedrooms all benefitting from fitted wardrobes. The family bathroom offers a modern white, four-piece suite.

Outside the property, the rear garden measures approximately 40' x 65' and benefits from a southerly aspect. Being well maintained and totally enclosed to all boundaries, offering a high degree of privacy, the majority of the garden is lawned with an abundant variety of mature flower and shrub borders.

There is also a full width paved patio area which extends to both ends of the garden and to the side leading to the integral workshop, previously the integral garage. There is a further detached garage which offers up and over doors to both front a rear giving access to a drive at the rear behind the garage.

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

Sales | 01494 764200  
Lettings | 01494 549966



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966





**WILSON HEAL**

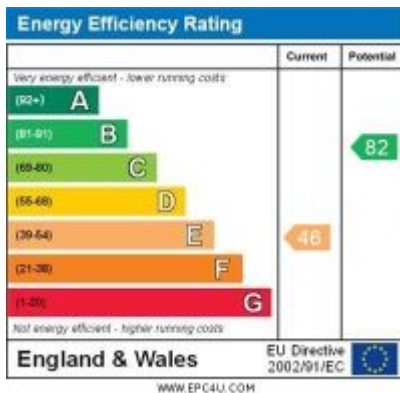
**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966





# WILSON HEAL



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.

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

Sales | 01494 764200  
Lettings | 01494 549966



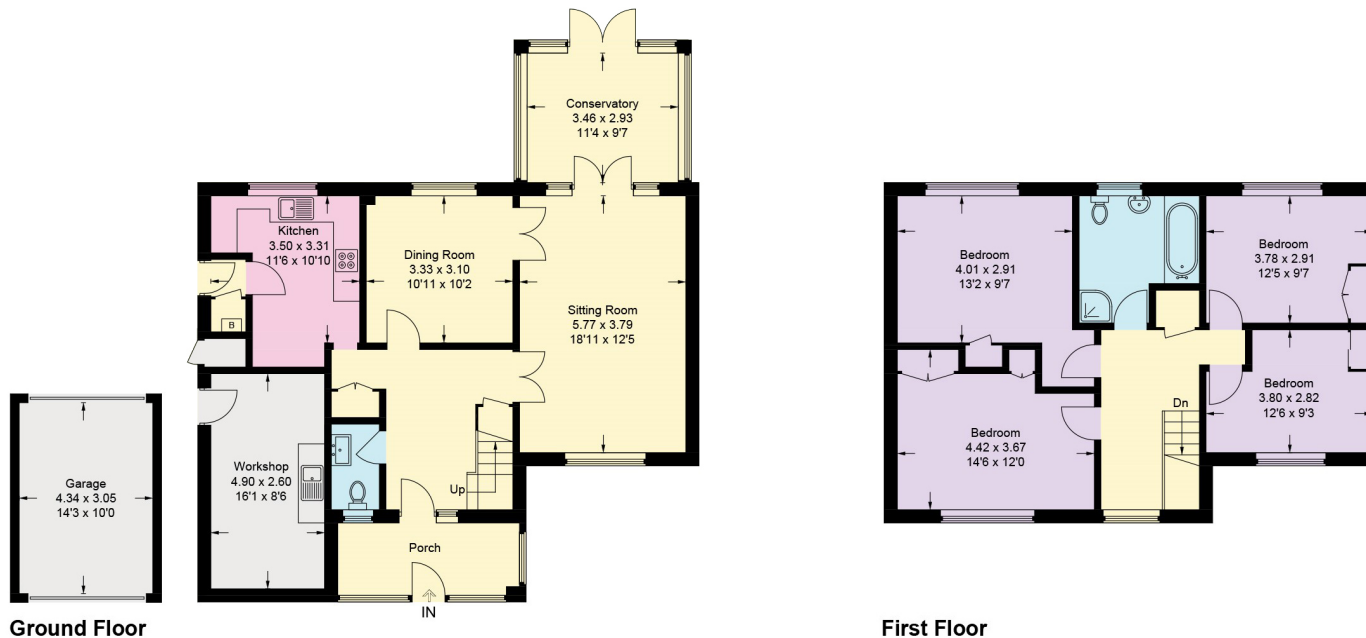
WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966

## Yarrowside

Approximate Gross Internal Area  
Ground Floor = 82.3 sq m / 886 sq ft  
First Floor = 72.4 sq m / 779 sq ft  
Garage / Workshop / External Cupboard = 26.9 sq m / 289 sq ft  
Total = 181.6 sq m / 1,954 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.

Produced for Wilson Heal