



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



'Clovelly'
45 Chequers Hill
Amersham
Buckinghamshire
HP7 9DQ

Having been extensively improved and modernised by the current vendors, this substantial, extended, semi-detached property offers spacious accommodation throughout and is presented in a modern contemporary style. Benefitting an elevated position overlooking the Misbourne valley this impressive home benefits from:

- * Entrance Hall
- * Cloaks/Shower Room
- * Two Reception Rooms
- * Kitchen/Breakfast Room
- * Utility Room
- * Main Bedroom with En-Suite Dressing Room and Shower Room
- * Three Further Bedrooms
- * Family Bathroom
- * Gas Radiator Central Heating
- * CAT6 networking throughout
- * Upstairs/downstairs Ceiling Ports for Wi-Fi
- * Gardens
- * Driveway Parking for Several Cars



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Location: Set in the Chilterns, a picturesque and protected Area of Outstanding Natural Beauty, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located under a mile from the property) and easy access to the surrounding countryside. The historic old town is set in the valley of the River Misbourne, with a 13th century parish church of St. Mary, characterful old public houses, coaching inns, restaurants and boutique shops. Amersham-on-the-Hill offers an abundant choice of shopping facilities including supermarkets, food halls, restaurants, bars, schools, leisure and sporting facilities. The local schools are of exceptionally high calibre.

The property is approached via a resin driveway with courtesy lighting and allows parking for several cars. The front garden is totally enclosed with lawned areas and a variety of flowers, shrubs and hedgerows. Steps lead up to an elevated patio area and casement door access into the property.

The hallway has a recess cloaks area and access to the modern cloaks/shower room which benefits from a modern white suite including enclosed shower with large shower head, countertop sink and vanity unit, WC and tiling to walls and floor.

The sitting room features a bay window with fold back wooden shutters, feature inset large glass fronted wood burning stove and wood beamed mantle. There is also recess shelving. The family room aspects to the rear and features an electric roll down projector screen (Approx 120”).

The large kitchen/breakfast/dining room is an undoubted feature of the house and offers an extensive range of soft close fitted units with hardwood work surfaces and butlers sink, central island with breakfast bar, inset induction hob and power point tower. Floor lighting to all base units, Fitted double oven and recess appliance space for fridge/freezer which has dedicated plumbing. The Breakfast/Dining area features a large roof lantern and French doors leading out onto the garden.



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The utility room has a fitted sink with range of fitted units, cupboard housing ‘Baxi Megaflow central heating boiler and space with plumbing for washing machine.

On the first floor, the landing has hinged access to the loft space (not inspected). There are four bedrooms with the main bedroom featuring a bay window with fold back wooden shutters. The dressing room has a range of fitted wardrobes, shelves and drawers.

The en-suite features a large fully tiled walk-in shower with glazed shower screen, large shower and portable heads. Twin countertop sinks with vanity cupboard and shelving. The walls are fully tiled.

The family bathroom features a roll top bath with antique telephone style shower attachment, wash basin inset vanity unit and WC. The walls are part paneled and the floor fully tiled.

Outside the property the rear garden is totally enclosed and mainly laid to lawn with a variety of flower and shrub borders. There is also a patio area and path access to the front garden.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	

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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.



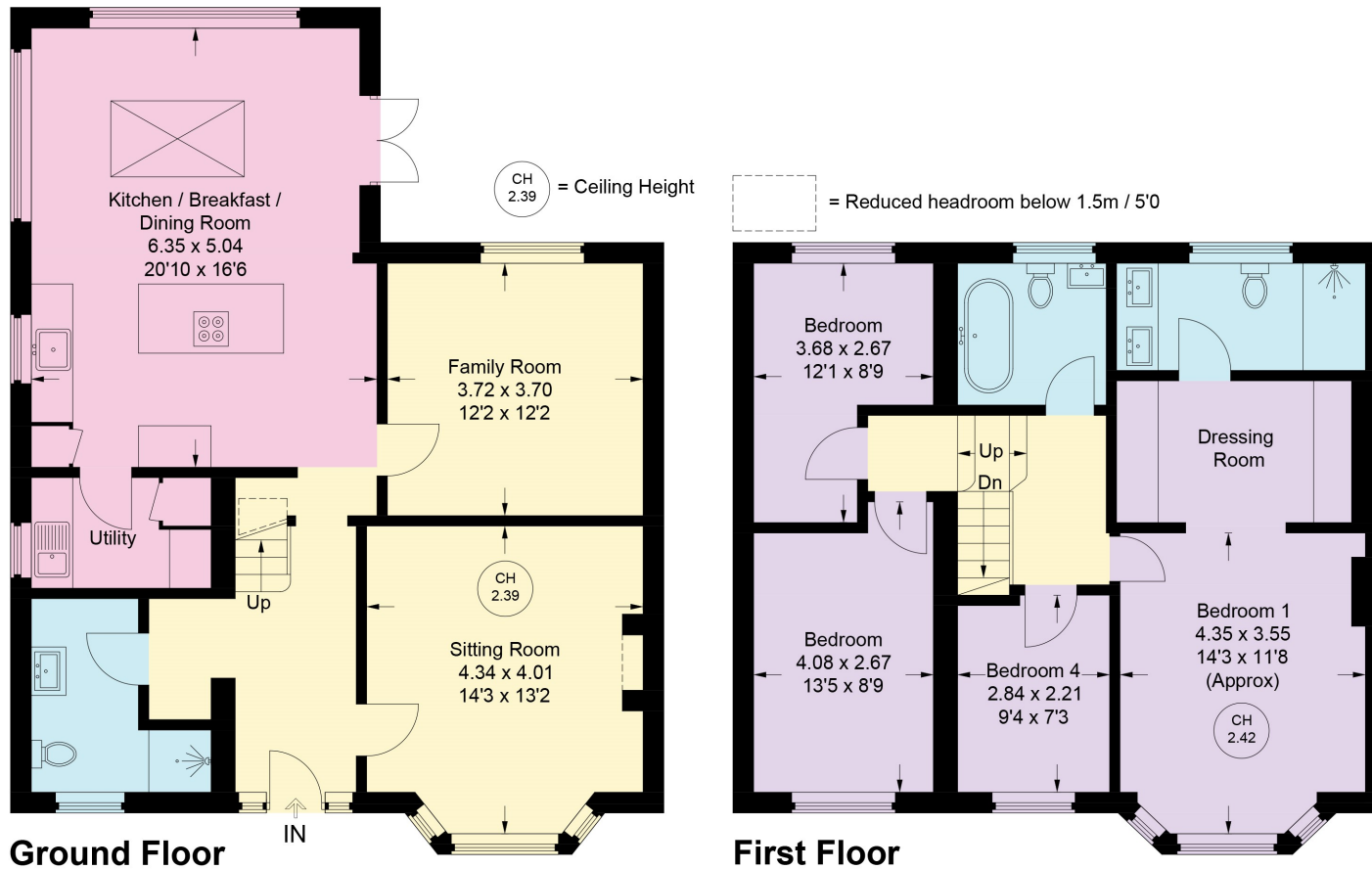
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Chequers Hill

Approximate Gross Internal Area = 154.5 sq m / 1663 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.

www.wilsonheal.co.uk