



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

Situated in a sought after cul-de-sac location within a short walk of the shops, station and highly regarded schools, this extended 3 bedroom semi-detached house offers well proportioned accommodation with excellent potential for further improvement and extension (STPP). Offered in good decorative order, the property also benefits from a large garden of over 100' and is being sold with no upper chain. EPR C.

The property benefits from: open covered porch, entrance hall, large open plan sitting/dining room, kitchen, family room, three bedrooms, modern bathroom suite, gas radiator heating, double glazing, solar panels, garage, 110' rear garden.

www.wilsonheal.co.uk



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Amenities: Little Chalfont high street provides a selection of different amenities from groceries, restaurants, bakery, hairdresser and artisan coffee shops; 10 min drive to Amersham or Old Amersham which has a larger array of shops and restaurants. The station is within a 10 minute walk and has super fast links into London via Chiltern line and Met line. 34 mins to London Marylebone and is valid for Oyster card travel.

Directions: From our office in Little Chalfont, turn right onto the A404 and continue under the railway bridge. Take first left into Chalfont Avenue and then second right as a continuation of Chalfont Avenue. At the T-junction turn left onto Elizabeth Avenue and take the second turning on the left into Beechwood Close. The property can be found on your left.

The Property is approached by a shingle driveway with parking for several cars. Entering the house through the open porch, the entrance hall has an understairs storage and stairs to the first floor landing.

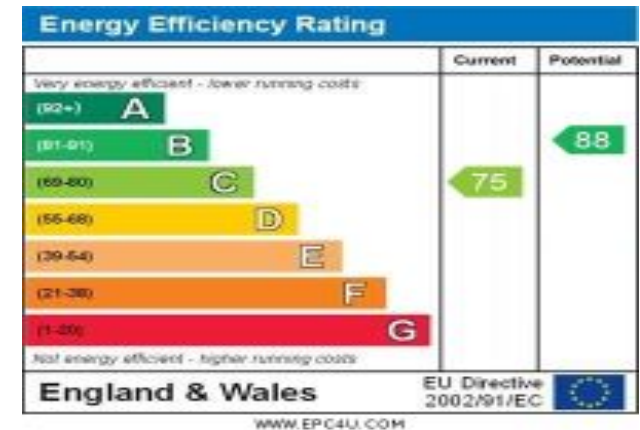
The spacious 26' sitting/dining room features a brick-built fireplace with fitted coal effect gas fire with tiled hearth and wood mantle. The dining area has a serving hatch to the kitchen and French doors leading to the patio and garden. The kitchen aspects to the rear and has an ample range of base and eye level units with roll top worksurfaces, fitted oven and hob, ample appliance space with plumbing for dishwasher and washing machine. Cupboard housing the central heating boiler. The adjacent family room aspects onto the rear garden and has a door access to the garden. A further door leads to the single garage.

The first floor landing aspects to the side and there is hinged access to the insulated loft space (not inspected). The main bedroom aspects to the front while the rear aspect second bedroom houses an airing cupboard with lagged hot water tank. The third bedroom aspects the front. The modern fully tiled bathroom has a large walk in shower with glazed screen, wc with concealed cistern and wall mounted wash hand basin.

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The east facing rear garden extends to approximately 110' and is extensively laid to lawn. Being totally enclosed with a variety of mature flower, shrub and tree borders, garden shed and full width paved patio area.





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All fixtures and fittings mentioned in these particulars are included in the sale. 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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Beechwood Close

Approximate Gross Internal Area = 112 sq m / 1209 sq ft
(Including Garage)



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.