



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Derwent Close
Amersham
Buckinghamshire.
HP7 9PG

Ideally situated in a quiet cul-de-sac midway between Little Chalfont and Amersham, this spacious duplex three bedroom maisonette offers spacious well-appointed accommodation on two floors.

Benefits include Entrance porch, large open plan sitting/dining room/kitchen, modern bathroom suite, three bedrooms, double glazed windows, allocated parking and communal gardens. Offered with no upper chain. Lease 125 Years from May 1997 (92 years remaining). Maintenance £888.00 per annum, Ground rent £112.00 per annum.

Guide Price £440,000



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Location: Ideally situated in a quiet cul-de-sac midway between Little Chalfont and Amersham, this spacious duplex three bedroom maisonette offers well-appointed accommodation on two floors. Chalfont & Latimer Underground & Overground station is located in the village centre (0.5 miles) with accessible transport links to M40 London/Birmingham, Buckinghamshire & Chilterns. Highly regarded schools including Chalfont Academy (0.2 miles) and Dr Challenors Grammar School 0.3 miles) are close by.

The property also offers: Entrance porch, large open plan sitting/dining room/kitchen, modern bathroom suite, three bedrooms, double glazed windows, electric storage heating, allocated and visitor parking and communal gardens, ideal investors/first time buyers property, offered with no upper chain.

On entering the property, the open porch has a built-in storage cupboard. Stairs lead to the first floor where there is a large open plan sitting/dining room/kitchen. With an aspect to the rear of the property, the spacious sitting/dining room has a wood laminate floor and built in airing cupboard. The kitchen area comprises of a modern range of fitted base and eye level units including a large breakfast bar with integrated wash hand basin and mixer tap. Fitted integrated appliances include 'Bosch' hob with extractor hood, fan oven and microwave. There is also plumbing and space for a washing machine and space for slimline dishwasher.

The modern white bathroom suite aspects the front of the property and has a 'P' Shaped bath with curved glazed screen and shower, WC and wall mounted wash hand basin with built in cabinet.

The floor is fully tiled with part tiling to the walls. Chrome ladder style towel rail/radiator.

On the second floor there are three bedrooms in total. The main bedroom aspects the front of the property and has a recess storage/wardrobe area while the other two bedrooms aspect the rear of the property.

Outside the property, there are communal gardens to the front and rear of the development and ample visitor parking spaces. The property does benefit from its own allocated parking space.

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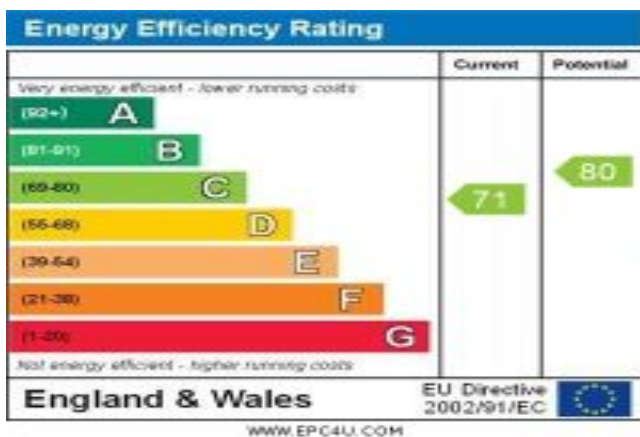
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the 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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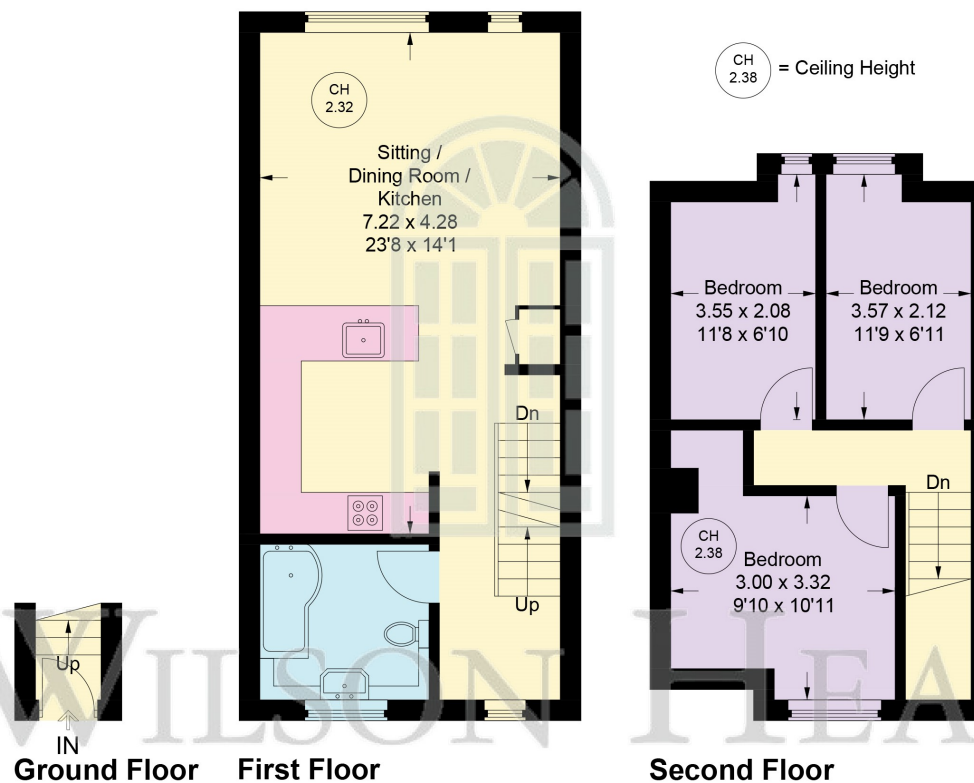
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Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



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