



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Old Saw Mill Place
Amersham
Buckinghamshire
HP7 9QH

Located on a popular residential development, this modern three bedroom semi detached home offers well appointed accommodation, presented to a good standard with no upper chain. Situated within walking distance of Little Chalfont village centre offering a wide variety of shopping facilities, Chalfont and Latimer station and highly regarded schools.

The property benefits from entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms, two bathrooms, double glazing, gas radiator heating, south facing rear garden, detached garage and parking for several cars.

GUIDE PRICE: £595,000



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Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail 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 are within approximately a 4-mile radius of the property.

On entering the property, the entrance hall has stairs leading to the first floor and further door to the sitting room which aspects the front of the property. A door leads into the lobby where there is a large understairs storage cupboard and cloakroom which aspects to the side and has a wc and pedestal wash hand basin. The spacious kitchen/dining room has a south facing aspect overlooking the rear garden with French doors from the dining area opening onto the garden.

The kitchen area has an adequate range of base and eye level units with shelving, 1½ integrated sink and drainer with mixer tap and separate freshwater tap, ample roll top worksurfaces. Integrated appliances include 'Whirlpool' gas hob and fan oven with extractor hood over. Recess appliance space and plumbing for dishwasher and washing machine. The corner cupboard houses the central heating boiler.

Stairs lead from the hall to the first floor landing and there is access to the insulated loft space. There are three good sized bedrooms with the main bedroom aspecting the front of the property with built in airing cupboard and large built in double wardrobe. A door leads to the en-suite shower room which aspects to the front of the house and has a fully enclosed, tiled shower cubicle with glazed door, wc and pedestal wash hand basin.



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There are two further south facing bedrooms overlooking the rear garden. The family bathroom has an aspect to the side and comprises a panel bath with mixer tap and shower attachment, wc, pedestal wash hand basin and part tiled walls..

Outside to the front of the property, there is a driveway with parking for several cars and access to a detached garage with up and over door, light and power and eaves storage space. A side gate leads to the south facing rear garden.

The totally enclosed rear garden is predominantly laid to lawn and has a full width paved patio area with a further large paved area to the rear of the garage. This is perfect for use as a bbq area and features a home built pizza oven.



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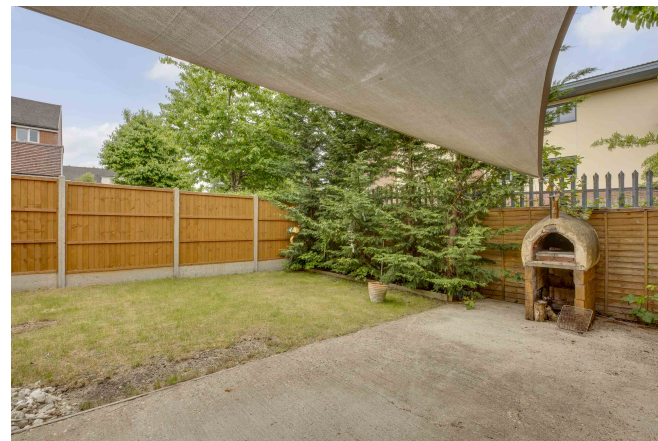




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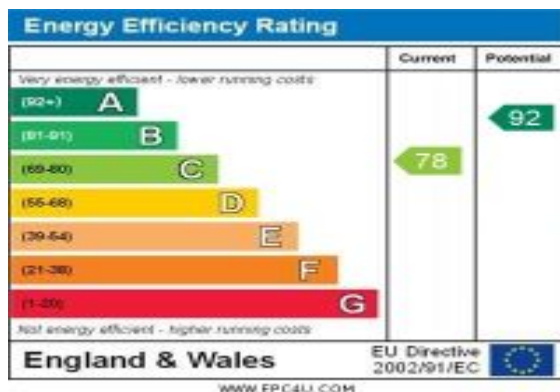
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the 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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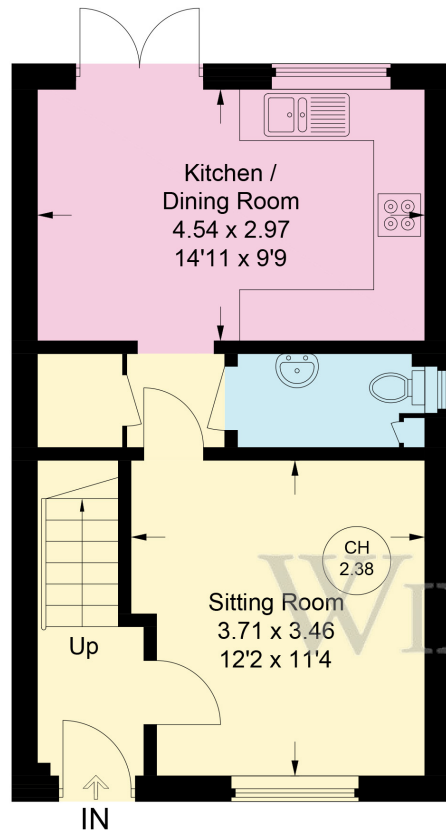
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Old Saw Mill Place

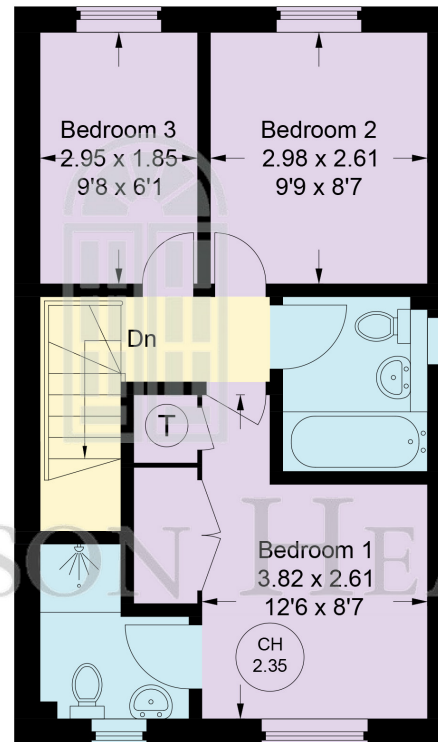
Approximate Gross Internal Area = 73.6 sq m / 792 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 90.3 sq m / 972 sq ft



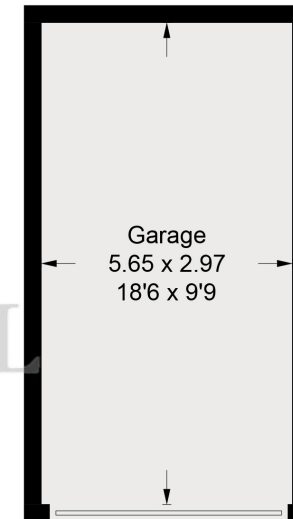
Ground Floor



First Floor



CH 2.38 = Ceiling Height



(Not Shown In Actual
Location / Orientation)

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