



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



22 Beechwood Close
Little Chalfont
Buckinghamshire
HP6 6QU

Situated in a highly desirable and quiet cul de sac location within a short walk of the village shops, station, highly regarded schools, this extremely well presented and extended four bedroom semi detached home offers both spacious and versatile accommodation. Finished to a contemporary standard, with a well-manicured and landscaped east facing garden to almost 100'.

Benefits include Open canopy porch, entrance hall, cloakroom, sitting room, large open plan kitchen/breakfast/family room, utility room, four bedrooms, en-suite and family bathroom, garage and driveway, landscaped east facing garden, short walk to the village.

Guide Price £950,000

www.wilsonheal.co.uk



WILSON HEAL

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 short 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 brick paviour driveway with parking for several cars. Entering the house through the open canopied pattern tiled porch, the entrance hall has a porcelain tiled floor and an understairs storage cupboard and stairs to the first floor landing. **The sitting room** aspects the front of the property and has an oak wood floor and feature log effect gas fire with fitted range of cupboard units (installed in 2022). An undoubted feature of the property is the large open plan **kitchen/breakfast/family room** which offers an impressive amount of living space. Porcelain tiles spread with underfloor heating throughout this area and into both the utility room and cloakroom. The family room area features an acoustic wood paneled wall. The kitchen/breakfast room was completed when the extension was done in 2022 and offers a comprehensive range of fitted base and eye level soft close

units with inset twin sinks, ample worksurfaces and splash backs, under cupboard lighting and a large central island, with breakfast bar and integrated wine cooler. There are several other integrated appliances including large fridge, separate freezer, dishwasher, induction hob and extractor hood. Plenty of natural light streams into the house through the triple bi-fold doors with fitted electric blinds which open onto the garden. There are also three large skylights with electric blinds. A door leads into the **Cloakroom and utility room** which was renovated in 2022 and offers a bespoke range of fitted cupboards and worktops with integrated sink, and recess plumbing for washing machine. The wall mounted Vaillant central heating boiler was installed in 2022.

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

Sales | 01494 764200
Lettings | 01494 549966



WILSON HEAL

A door leads into the **Garage** which has a provision for electric car charging (7 kW Fast Charger) with cable. The electric Garolla garage door was installed in 2023.

On the first floor, there are three bedrooms with bedrooms two and three both benefitting from a range of fitted wardrobes and cupboards. Bedrooms one and two have fitted window shutters. **The modern bathroom suite** was renovated in 2024 and offers a white suite with freestanding corner bath, corner shower cubicle with glazed screen and both fixed shower head and a portable shower head, WC and wash hand basin inset a vanity unit. The floor and walls are fully tiled with inset tiled shelves with lighting. **The loft conversion** was completed in 2015 and provides a spacious main bedroom with plenty of natural light offered by both the rear window and two velux windows with fitted blinds.

There is also a range of fitted wardrobes and cupboards. Further eaves storage is available halfway up the stairs leading to the bedroom. **The ensuite shower room** has a corner shower with both a fixed head portable shower head, curved glazed shower screen, WC, wash hand basin inset a vanity unit and part tiled walls and floor.

The east facing rear garden was professionally landscaped in 2023 and is approximately 95' (29 meters in length). Offering a large full width porcelain tiled patio area with assorted raised flower beds, the garden is mainly laid to lawn. Being totally enclosed, there is a wide variety of mature and established flowers, trees, shrubs and hedgerow borders. There is also a slate chipping pathway leading down the garden to the garden shed.



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

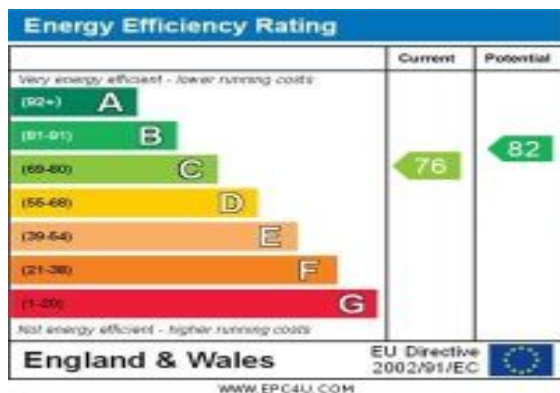
Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966





WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966

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.



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966

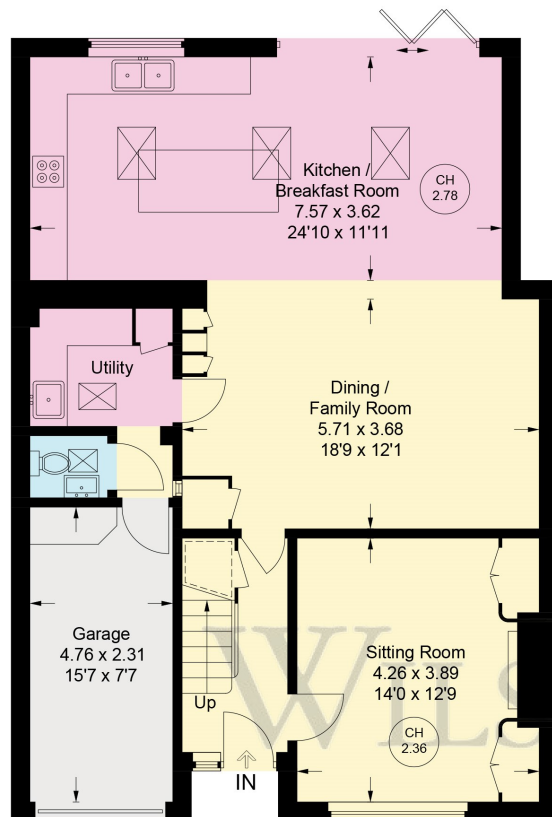
Beechwood Close

Approximate Gross Internal Area = 172.2 sq m / 1853 sq ft
(Including Garage)

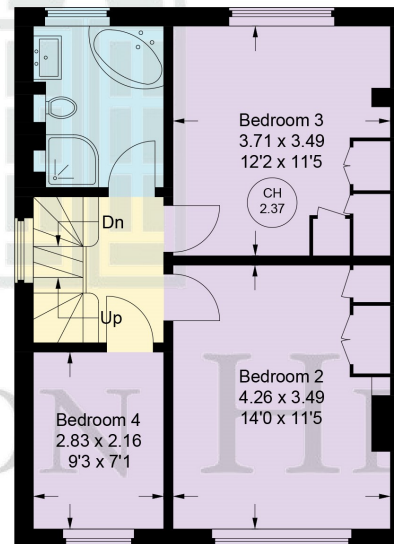


CH 2.78 = Ceiling Height

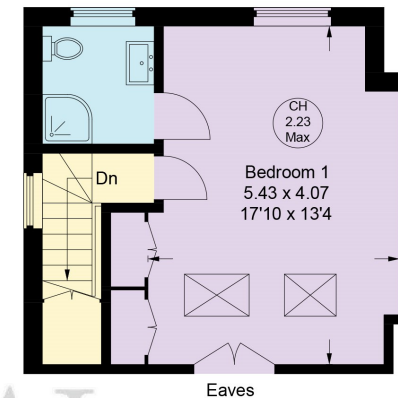
[Dashed line] = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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