



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



**1 Chalk Stream Rise
Amersham
Buckinghamshire
HP6 6FS**

Situated on the sought after Turners Field Development, this well presented and spacious three bedroom semi-detached property benefits from a full loft conversion with excellent potential to convert to provide an additional fourth bedroom.

Located within a mile of the village shops, station and highly regarded schools, the property benefits from Entrance Hall, Sitting/Dining Room, Three Bedrooms (Excellent Potential for Fourth Bedroom in Loft), Two En-Suite Shower Rooms and Family Bathroom, Gas Radiator Central Heating, Double Glazing, Established Well Tended Landscaped Garden with Summer House, Off Road Parking for Two Cars.

Guide Price £575,000



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The local town of Little Chalfont is within a mile away and offers a range of shopping facilities, restaurants and highly regarded schools. Chalfont and Latimer rail station offers a dual rail service to Aldgate and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways are within a 5-mile radius of the property.

The Property is approached over a driveway with parking for two cars. On entering the property through the open canopied porch, the entrance hall has a laminate wood floor and cloakroom. The kitchen offers a range of base and eye level units with under cupboard lighting and complimentary worktops. A further cupboard houses the 'Ideal Logic' central heating boiler. Integrated appliances include washing machine, slimline dishwasher, fan oven, gas hob, extractor hood and fridge/freezer. The Sitting/Dining Room has a laminate wood floor and understairs storage cupboard. French doors open onto the garden.

On the first floor, the landing has a built in storage cupboard with shelving. There are two bedrooms on this floor with the master bedroom benefitting from inset double wardrobes and an en-suite shower room

with fully tiled shower, WC and wash hand basin. The family bathroom has a WC, wash hand basin and panel bath with mixer tap and shower attachment.

Stairs lead from the landing to the second floor where the loft has been converted to provide a large living area which has been divided into two rooms. The front bedroom benefits from a velux window and eaves storage space. The ensuite shower room has a fully tiled shower cubicle, wall mounted wash hand basin inset vanity unit and WC. The adjacent room is used as a study but offers excellent potential for conversion to provide an additional fourth bedroom.

The rear garden is an undoubted feature of the house having been thoughtfully landscaped and tended to provide a full width paved patio with inset slate chippings. There is also a fish pond with water feature and rockery borders. Mainly laid to lawn with an abundant variety of mature flowers, shrubs and tree borders. At the bottom of the garden is a summerhouse. Gated access at the side of the property leads to the front of the house which has driveway parking for two cars.



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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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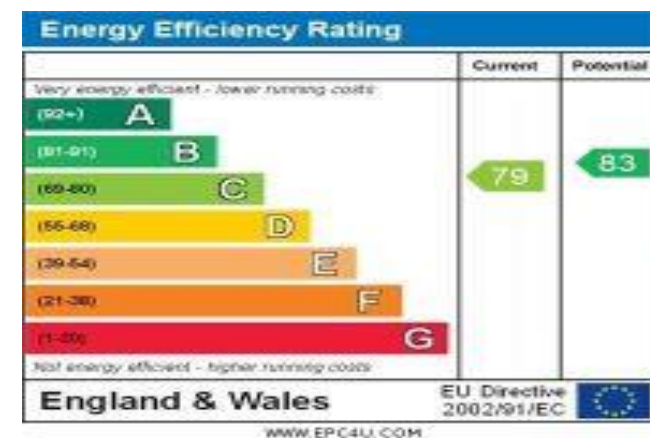
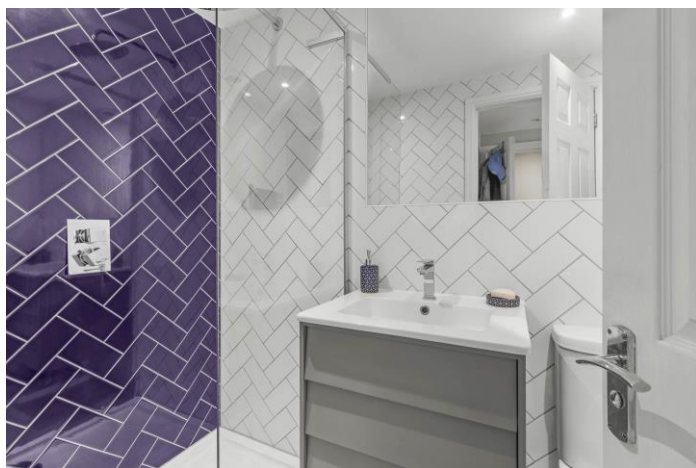




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Chalk Stream Rise

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft
Summer House = 7.0 sq m / 75 sq ft
Total = 99.6 sq m / 1072 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.