



# WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966

Purseys  
Kenway Drive  
Little Chalfont  
Buckinghamshire  
HP7 9NN

Originally built as a bungalow in 1960, the property was converted in 2000 to create a large and spacious individual detached home. Offering spacious, and versatile accommodation on a 0.21 acre plot, the property is situated at the end of a quiet cul de sac of just four properties. The village shops, station and highly regarded schools are just a short walk away.

**Features include** Open Canopied Porch, Entrance Hall, Cloakroom, Sitting Room, Dining Room, Study, Family Room, Kitchen/Breakfast Room, Utility Room, Four Bedrooms, En-Suite and Family Bathroom, Double Glazed Windows, Gas Radiator Heating, Solar Panels, Double Garage, Driveway Parking for Several Cars, Large Workshop, 0.21 of an acre plot.



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**Location:** 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 Aldgate and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

**The Property:** is approached over a brick paviour driveway with parking for several cars. **The front garden** has part walled and fenced borders with hedgerows offering a high degree of privacy. On entering the property through the **open canopied porch**, the **entrance hall** has a laminate wood floor and understairs storage cupboard. The cloakroom has a WC, wash hand basin inset a vanity unit and part tiled walls. The **sitting room** offers a dual aspect to the rear with sliding patio doors opening onto the rear garden. The **dining room** offers a dual aspect to the front.

The **study** aspects the front and has a range of fitted furniture including desk, worktop, cupboards and drawers. The second **study/family room** offers a dual aspect to the front and side and has a built-in cupboard housing the electric meter. The spacious **kitchen/breakfast room** has a dual aspect to rear with sliding patio doors from the breakfast area opening onto the garden. The kitchen area offers an extensive variety of modern cupboards, drawers and space saving larder units and is finished in a cream gloss with complimentary granite worktops and inset sinks and drainer. There are both soft water and mixer tap with extended hose. Integrated dishwasher, space for range cooker and American style fridge/freezer. The **utility room** has a range of fitted units with complimentary worktops and recess appliance and plumbing for washing machine/dryer and water softener. Wall mounted 'Viessmann' central heating boiler. Door access to the garden.



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**First floor:** on the landing there is access to the insulated, part boarded loft space via a fold down ladder and an airing cupboard with insulated hot water tank. There are **four double bedrooms**, the main bedroom aspects the rear and benefits from an extensive range of wardrobes with an additional dressing area with fitted wardrobes. **The modern four piece en-suite bathroom** aspects to the front and offers a large walk in shower with glazed screen, WC, wash hand basin inset a vanity unit and panel enclosed bath with mixer tap. Fully tiled walls and floor with underfloor heating. **The guest bedroom** offers a dual aspect to the front and side and benefits from an **en-suite shower room** with modern white suite which includes wash hand basin inset vanity unit, WC, and fully tiled shower room with glazed door. **The third bedroom** offers a dual aspect to the side and rear and has a range of fitted wardrobes and cupboards. **The fourth bedroom** aspects to the rear.



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The **modern family Bathroom** aspects the front of the property and has a three-piece suite of panel enclosed bath with shower screen, wash hand basin inset vanity unit and wc. Fully tiled walls and floor.

The **large west facing rear garden** offers a high degree of privacy and is totally enclosed with walled and fence panel borders. Being mainly laid to lawn there is a wide variety of mature flowers, shrubs, trees, hedging and raised flower beds. There is a full width brick paved path and patio area with access to both sides of the property. The green house has both light and power. The large workshop to the side of the property has both light and power. There is also a further garden shed and storage units.

The **detached double garage** has an electric roller garage door with light and power and ample eaves storage space. Door to rear garden.

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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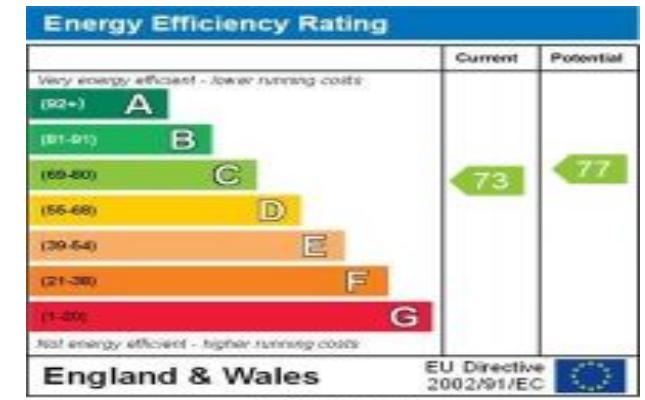
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## Kenway Drive

Approximate Gross Internal Area = 192.8 sq m / 2075 sq ft

Outbuildings (Including Garage) = 41.6 sq m / 448 sq ft

Total = 234.4 sq m / 2523 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.