



WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



28 White Lion Road  
Amersham  
Buckinghamshire  
HP7 9JD

This well presented, extended detached home is finished to a high contemporary standard, offering spacious and well-appointed accommodation throughout. Further benefits include a mature, generously sized garden with a summerhouse. Ideally located between Amersham and Little Chalfont, the property enjoys both convenience and a desirable setting.

The property benefits from a welcoming reception hall, cloakroom/shower room, impressive open-plan sitting/dining room, and a modern kitchen fitted with a range of integrated appliances. The principal bedroom features a comprehensive range of fitted wardrobes and a contemporary en-suite shower room, complemented by three further bedrooms, all with fitted wardrobes, and a modern family bathroom. Additional features include double glazed windows, gas radiator heating, and a mature plot of approximately 0.13 acres.

Guide Price £995,000

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The property is ideally situated equidistant for Little Chalfont and Amersham. Both offer a good range of shopping facilities as well as mainline/tube access to London and highly regarded schools. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports, and the M1 and M40 motorways are within approximately a 5-mile radius of the property.

**The property** is accessed via ornate, part-glazed double doors, leading into a spacious entrance hall featuring a natural stone floor. A striking light oak staircase with wooden banister and inset chrome balustrade rises to the first floor. The entrance hall also provides access to a cloakroom with a large double shower, as well as a substantial understairs storage cupboard. The modern kitchen enjoys a dual aspect and is fitted with an extensive range of base and eye-level units, complemented by under-cupboard lighting and polished Silestone quartz worktops. Features include an inset one-and-a-half bowl sink with drainer and, 'sink erator for food disposal and separate filtered boiling and cold water.

Integrated appliances comprise a five-ring gas hob with Franke extractor hood, Bosch dishwasher, double oven, microwave oven, and a Liebherr tall fridge with separate freezer. There is also plumbing for a washing machine and dryer and a door providing convenient side access to both the front and rear of the property. The impressive open-plan sitting/dining room features a large porcelain tiled floor with underfloor heating, creating a comfortable and stylish living space. Both double and triple bi-fold doors open onto the generous patio, allowing for excellent indoor-outdoor flow. A separate study overlooks the front of the property.

On the first floor, there is loft access via a ladder. The landing and all bedrooms are finished with light engineered oak flooring. There are four well-proportioned bedrooms, with the principal bedroom benefitting from an extensive range of frosted glazed fitted wardrobes. A sliding frosted glass door leads to a contemporary en-suite shower room, complete with a large walk-in shower, glazed screen, vanity unit with wash basin, WC, and fully tiled walls and flooring.

The modern family bathroom is fitted with a three-piece suite, including a bath with foldaway glazed shower screen, WC, and vanity unit with wash basin, complemented by stylish tiled walls and flooring.

The property is set within a fully enclosed and private mature plot of approximately 0.13 acres. The garden features a large, full-width paved patio area, ideal for outdoor entertaining, with steps leading down to the main lawn. Predominantly laid to lawn, the garden is bordered by a well-established and diverse selection of flowers, shrubs, and trees, creating a secluded and attractive setting. A rectangular stepping-stone pathway with inset lighting leads through the garden to a substantial summerhouse and separate garden shed.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
65-68	D	63 D	
38-54	E		
21-38	F		
1-20	G		

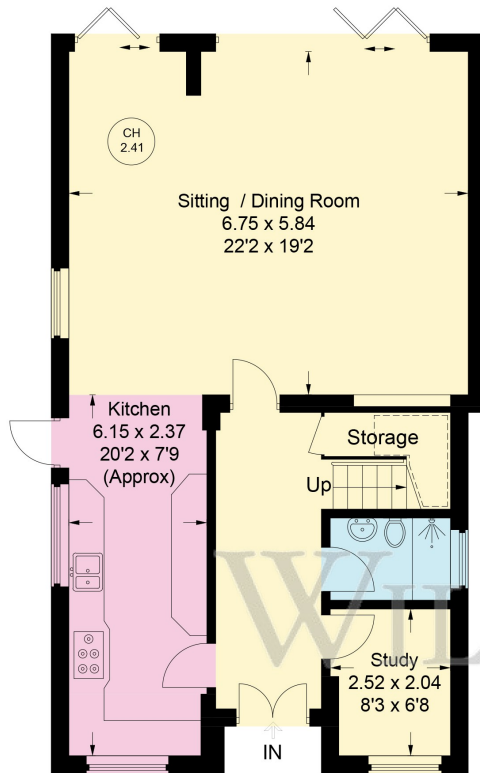
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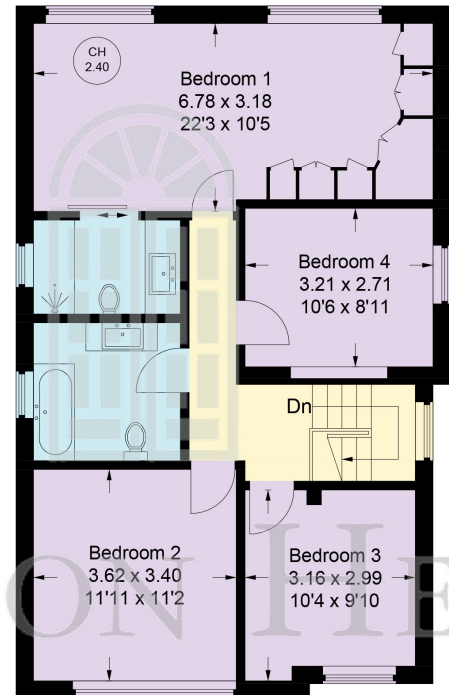
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Ground Floor

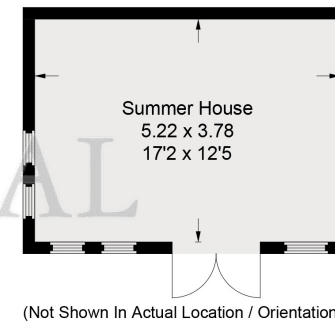


First Floor

**White Lion Road**  
Approximate Gross Internal Area  
= 153.0 sq m / 1647 sq ft  
Summer House = 19.8 sq m / 213 sq ft  
Total = 172.8 sq m / 1860 sq ft

CH 2.41 = Ceiling Height

--- = Reduced headroom below 1.5m / 5'0



Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.  
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.

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