



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



46 Chessfield Park
Little Chalfont
Buckinghamshire
HP6 6RX

Situated within a highly sought-after residential development, just a short walk from Little Chalfont village centre, railway station and highly regarded local schools, this attractive three/four-bedroom detached chalet-style home occupies a generous plot of approximately 0.16 acres and offers both spacious and versatile accommodation with excellent scope for extension and further enhancement, subject to the necessary planning consents. **(A single storey side extension had previously been granted in April 2016 CH/2016/0506/FA)**

The property benefits from a welcoming entrance hall, cloakroom, generous sitting room, and a flexible study/bedroom four, contemporary open-plan kitchen/breakfast/dining room with a range of integrated appliances, three well-proportioned bedrooms, modern family bathroom, a substantial wraparound garden, with the rear garden enjoying a desirable westerly aspect, gated access to driveway with parking for several vehicles and an attached garage.

Guide Price: £985,000

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Location Situated in the highly sought-after village of Little Chalfont, this attractive family home enjoys a convenient location close to an excellent range of local amenities, including shops, restaurants, well-regarded schools, a library and a public house. Chalfont & Latimer station provides Metropolitan Line and Chiltern Rail services to Aldgate and London Marylebone, while Junction 18 of the M25 is approximately five miles away, offering convenient access to Heathrow and Gatwick airports, as well as the M1 and M40 motorways.

The Property A part-frosted glazed casement door opens into a welcoming entrance hall featuring polished wooden flooring, stairs rising to the first floor, and useful understairs storage together with cloaks cupboards. Doors lead to all principal ground-floor rooms, including a contemporary cloakroom fitted with a WC and wash hand basin set within a vanity unit. The bright and spacious sitting room enjoys a front aspect and benefits from polished wooden flooring. The study, which could also serve as a fourth bedroom, likewise features polished wooden flooring and enjoys direct access to the east-facing rear garden through sliding patio doors.

An outstanding feature of the home is the spacious, dual-aspect open-plan kitchen, breakfast, and dining room, accessed through double part-glazed oak doors. This impressive space enjoys views to both the rear and side elevations and is fitted with an extensive range of modern wall and base units complemented by polished quartz work surfaces and a breakfast bar. Additional features include under-cupboard and skirting lighting, polished tiled flooring, and tiled splashbacks. The fully integrated kitchen includes a dishwasher, fridge/freezer, gas hob with mosaic tiled splashback and extractor hood, washing machine, and built-in oven. A courtesy door provides convenient access to the rear garden.

A turning staircase, enhanced by partially wood-panelled walls, leads to the first-floor landing, which benefits from polished wooden flooring, two built-in storage cupboards, and loft access via a hinged hatch and ladder. The insulated loft is partially boarded for additional storage. All three bedrooms feature polished wooden flooring and offer a range of fitted wardrobes and storage cupboards.

The family bathroom is fitted with a contemporary white suite comprising a panel-enclosed bath with shower attachment, WC, and wash hand basin set within a vanity unit with storage below. The room further benefits from fully tiled walls and flooring.

Outside Occupying a generous plot of approximately 0.16 acres, the property enjoys gardens surrounding the home. The open-plan front garden is predominantly laid to lawn and enhanced by a variety of mature flowers and shrubs. A pathway leads to the front entrance, while gated side access connects to the rear garden. The rear garden is fully enclosed by panel fencing and is accessed via double gates. Predominantly laid to lawn, it features a variety of mature trees, flowers, and shrub borders, creating an attractive and private outdoor space. A large timber gazebo with a pitched roof and raised wooden deck provides an excellent area for outdoor entertaining and relaxation. The property also benefits from a driveway providing parking for several vehicles and access to a single garage with an up-and-over door, light, and power. To the side of the property are two garden sheds and additional gated access to the front garden.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



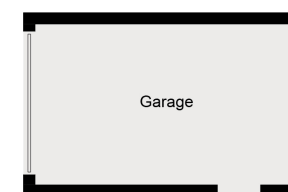
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Chessfield Park

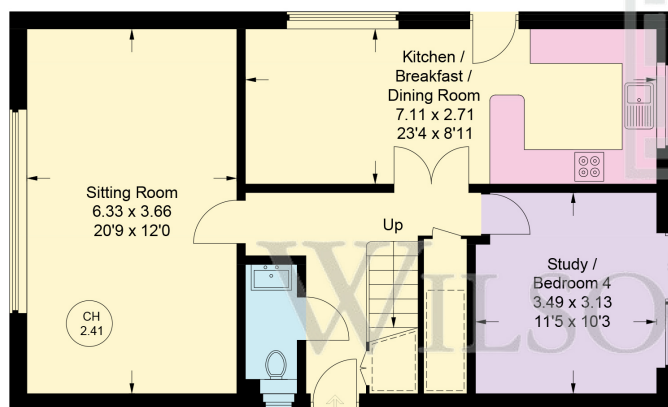
Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft
(Excluding Garage)



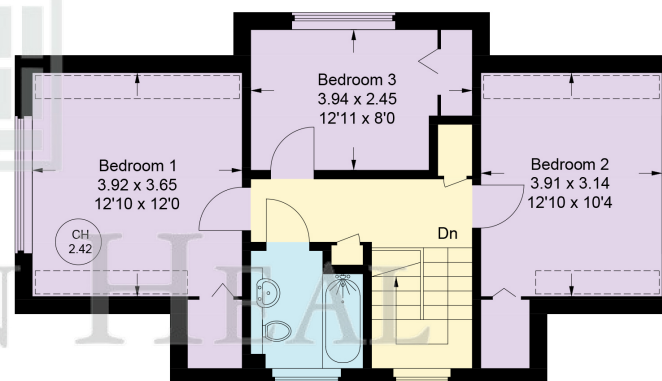
(Not Shown In Actual
Location / Orientation)

CH
2.41 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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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