



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



**44A Bell Lane
Little Chalfont
Buckinghamshire
HP6 6PF**

This modern, extended end-of-terrace four-bedroom home is presented to a high standard throughout and is ideally situated on the fringes of both Little Chalfont and Amersham, with the picturesque villages of Chenies and Latimer close by.

The property offers well-proportioned and versatile accommodation, including a spacious dual-aspect living room, together with a separate study/playroom. An inner hallway leads to a cloakroom and a modern, well-appointed, fully integrated kitchen/dining room, featuring bi-fold doors opening onto a patio and private rear garden. Upstairs, there are four bedrooms served by a family bathroom and an additional shower/wet room. Further benefits include double glazing, gas central heating, and a driveway providing off-street parking for several vehicles.



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Directions

From our office in Little Chalfont, proceed towards Amersham along the A404 White Lion Road. At the traffic lights, turn right into Bell Lane. Continue along Bell Lane and the property will be found on the right-hand side, just after the turning for Elizabeth Avenue.

Location

The property is ideally situated close to open countryside and woodland, conveniently positioned between Amersham and Little Chalfont. Both towns provide an excellent range of shopping facilities, together with Metropolitan Line and mainline railway stations offering direct access to London, all within a short distance.

The area is particularly well regarded for its outstanding educational facilities, including Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

The Property

The property is approached via a tarmac driveway providing off-street parking for several vehicles. A part-frosted casement front door opens into a spacious dual-aspect sitting room, featuring a laminated wood floor and an understairs storage cupboard housing the consumer unit. Bi-fold, part-glazed doors lead through to a versatile study/playroom.

An inner hallway provides access to a cloakroom and leads into the impressive open-plan kitchen/dining room. This bright and well-appointed space benefits from triple bi-fold, part-glazed doors opening onto the patio and rear garden.

The kitchen is fitted with an extensive range of soft-close base and eye-level units, complemented by quartz work surfaces, an inset sink, and a breakfast bar. Integrated appliances include a halogen hob, full-height fridge and freezer, washer/dryer, and dishwasher. There is also a separate storage cupboard.



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First Floor

The landing provides access, via a loft ladder, to a fully boarded loft space. There are four bedrooms in total, with the principal and fourth bedrooms enjoying a front aspect, while the second and third bedrooms overlook the rear garden. The property is served by a modern family bathroom and an additional separate shower/wet room.

Outside

The rear garden measures approximately 45ft in length and is fully enclosed by panel fencing. It is predominantly laid to artificial lawn, with a full-width paved patio ideal for outdoor entertaining. Gated side access leads to the front of the property.



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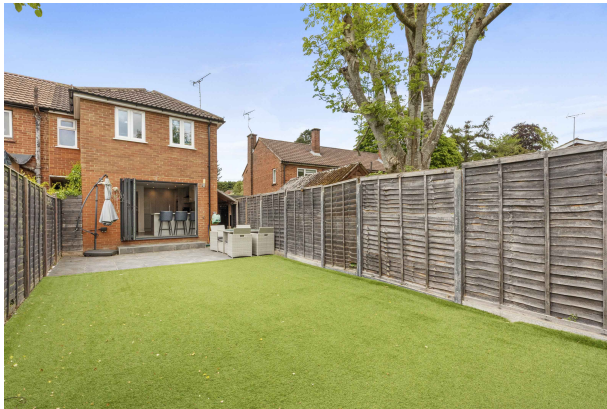
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Important Notice All fixtures and fittings mentioned in these particulars are included in the sale. All other items are specifically excluded. Photographs are provided for general information only, and it should not be assumed that any items shown are included in the sale of the property. Prospective purchasers are advised that we have not tested any of the apparatus, equipment, fixtures, fittings, or services and cannot confirm that they are in working order. Accordingly, purchasers must accept that such items may not be in working order and the property is offered for sale on this basis.

Making an Offer In accordance with current Anti-Money Laundering Regulations, estate agents are required to verify the identity and address of all prospective purchasers. Should your offer be accepted, you will be required to provide proof of identity (e.g. passport or driving licence) and proof of address (e.g. a recent utility bill or bank statement). If there is more than one purchaser, each party will need to provide the necessary documentation. We are required to retain copies of this documentation on file. We appreciate your understanding and co-operation in complying with these regulatory requirements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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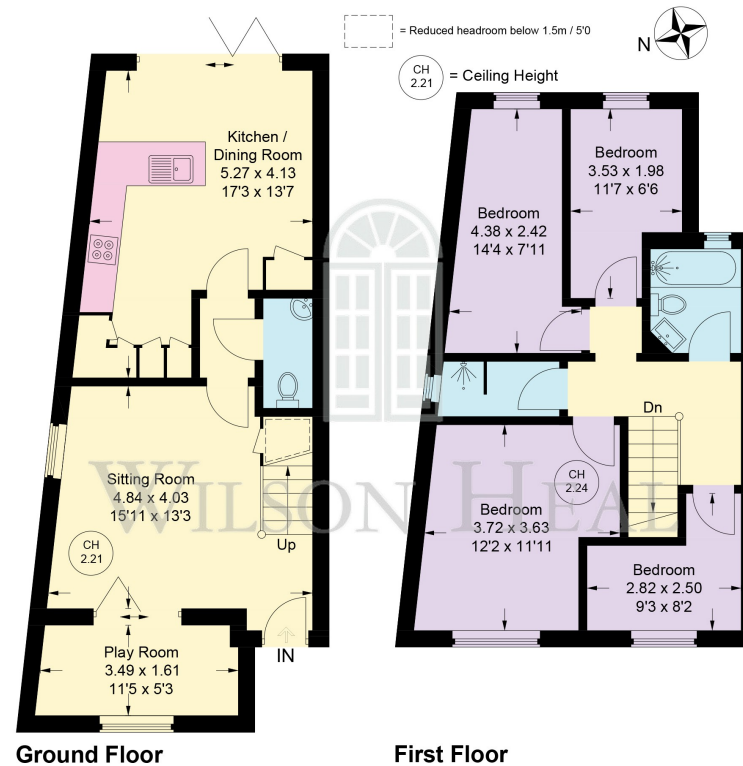
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Bell Lane

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft



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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