



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



14 The Grove
Chesham Bois
Amersham
Buckinghamshire
HP8 4AG

Situated at the end of a quiet cul-de-sac in one of Chesham Bois' most sought-after residential locations, this beautifully extended detached chalet-style bungalow offers spacious and versatile accommodation, mature private gardens, ample driveway parking and excellent access to local amenities, highly regarded schools and commuter links.

This well-presented home has been thoughtfully maintained and enhanced, featuring quality Junkers solid oak flooring to the principal reception areas, a comprehensively fitted kitchen with granite work surfaces and integrated appliances, and generous living space ideally suited to both family life and entertaining.

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Key Features

- Quiet cul-de-sac location
- Extended and versatile accommodation
- Three bedrooms, Two bathrooms
- Spacious living and dining accommodation
- Quality fitted kitchen with granite worktops and Integrated appliances
- Underfloor heating to kitchen
- Junkers solid oak flooring to reception rooms
- Integral garage with electric door
- Driveway parking for multiple vehicles
- Mature private wraparound gardens
- South-west facing terrace
- Excellent access to Amersham Station
- Within reach of highly regarded primary, secondary and grammar schools

The Property: An open porch leads into a welcoming **entrance hall** with solid oak flooring and a deep understairs storage cupboard. The ground floor **shower room** is fitted with a corner glazed shower cubicle, wash hand basin, WC and fully tiled walls and floor.

The **spacious dual-aspect sitting room** is a particular feature of the property, enjoying a stone fireplace with coal-effect gas fire and triple bi-fold doors opening directly onto the patio and gardens. French doors lead through to the **dining room**, which also benefits from solid oak flooring and direct access to the rear garden. The dining area flows seamlessly into the **extensively fitted kitchen**, featuring modern soft-close units, black granite worktops, integrated Neff and Bosch appliances, underfloor heating and excellent natural light from a Velux skylight window. A door provides access to the **integral garage**, which houses the central heating boiler and Megaflow hot water cylinder and benefits from an electric up-and-over door. The ground floor also accommodates **two well-proportioned bedrooms** overlooking the front aspect, with the larger room enjoying an extensive range of fitted wardrobes and drawers, making it ideal as a guest bedroom or secondary principal suite.

Stairs rise to the first floor, where there are two built-in eaves storage cupboards. The impressive **principal bedroom suite** includes a **separate sitting/dressing area** with a range of fitted eaves wardrobes and cupboards, creating a flexible and private retreat. Further eaves storage is available within the bedroom itself. **The family bathroom** is fitted with a three-piece suite comprising a bath with handheld shower attachment, vanity wash hand basin and WC, complemented by part-tiled walls.

Outside, the property is approached via a block-paved driveway providing parking for several vehicles and access to the integral garage. **The attractive wraparound gardens** are beautifully enclosed and offer a high degree of privacy, featuring a large south-west facing terrace ideal for outdoor entertaining, level lawned areas, mature flower and shrub borders, established hedging, a feature timber pergola, greenhouse and garden shed.



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Location: Chesham Bois remains one of the area's most desirable residential locations, particularly favoured by families due to its proximity to excellent local schooling. Nearby schools include Chesham Bois Church of England School, Elangeni School and Our Lady's Catholic Primary School, together with highly regarded secondary and grammar schools including Dr Challoner's Grammar School, Dr Challoner's High School and The Beacon School.

For commuters, Amersham Station is within easy reach, providing both London Underground Metropolitan Line services and Chiltern Railways connections to London Marylebone. The area is also well served by local bus routes and offers convenient access to the A404, M40 and M25, connecting to Heathrow Airport, London and the wider South East.



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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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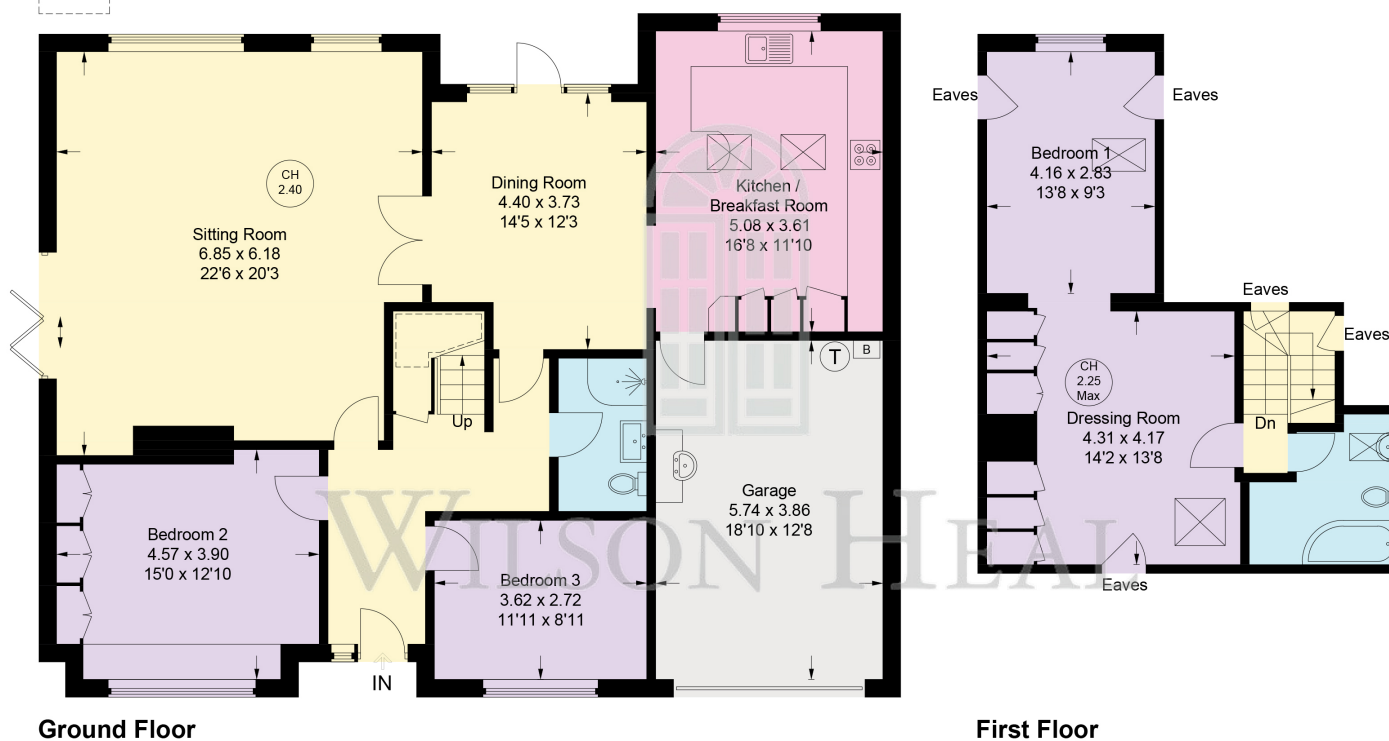
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The Grove

Approximate Gross Internal Area = 186.8 sq m / 2011 sq ft
(Including Garage)

CH
2.56 = 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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