



# WILSON HEAL



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

Sales | 01494 764200

Lettings | 01494 549966



'Langdon'  
146 White Lion Road  
Amersham  
Buckinghamshire  
HP7 9NQ

Spacious well presented four/five bedroom detached property offering extremely versatile accommodation. This family home was the subject of a virtual 'New Build' completed in April 2009. Some of the benefits include Offering a large through lounge dining room, study, family room and storage/lobby room, attached single garage/storage and off road parking. Ideally situated close to the Girls Grammar School and short walk to the village amenities and Main line station at Little Chalfont.



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**The Property:** Enclosed porch with windows to sides entrance door to hall. Timber flooring flows through the ground floor which includes study, spacious contemporary WC/Cloaks, through lounge/dining room, inner lobby and family room. Study has a front aspect. the spacious lounge dining room is double aspect with small square bay window to the front and large French doors to the rear. Kitchen is accessed via double doors from the hall. Bright white well fitted modern kitchen units incorporate a range of drawers with black granite worktops over with matching splashback. There is a four ring gas hob with electric oven and extractor over (NEFF) and an Integral dishwasher (BOSCH). Door to the utility room with space for washing machine and drier. This room also houses the gas central heating boiler (Vaillant) the Mega flow water system and water softener. Door from the kitchen leads through to a large inner lobby/storage room, with access doors to the attached garage, further family room and side door to the garden.

**FIRST FLOOR** Stairs to the first floor have wooden balustrades. Landing area gives access to the loft, via a wooden folding ladder. Loft is boarded and has light and power.

The contemporary family bathroom has recently been completed and offers a four piece suite which includes bath and walk in shower, fully tiled and window to the side. There are four double bedrooms, offering personal choice of a main bedroom, two with ensuite shower rooms, both fully tiled.

**Outside:** The house is approached over a gravelled drive which offers parking for several vehicles, there is side access to the garage/storage, which has an up/over door and light and power. Timber fence railing to the front boundary with mature clipped evergreen hedging to the sides. A raised flower bed to the front retained by attractive timber sleepers.



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The well maintained rear garden is mainly laid to lawn with several shaped flower beds with a variety of shrubs and plants. Patio runs to the rear of the property. There are several mature trees which include Beech, Acer and Apple. For extra convenience there is a timber gate to the rear offering access to the Lane behind, also an outside water tap and lighting.



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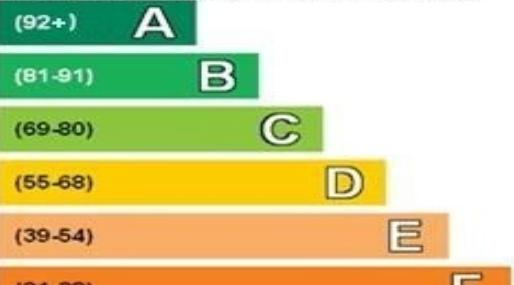


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## Energy Efficiency Rating

Very energy efficient - lower running costs



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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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Ground Floor

First Floor

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.