WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



35 Beechwood Close
Little Chalfont
Buckinghamshire
HP6 6QX

This spacious semi detached property has been comprehensively and tastefully refurbished by the vendors to create a light and bright family home. Presented to a very good standard the house is ideally situated within a short walk of the local shops, station and highly regarded schools.

Some of the many features this property has to offer include, Open canopied porch, entrance hall, large open plan sitting/dining Room, kitchen, three bedrooms, modern bathroom suite * separate wc, fitted wooden shutters to several rooms, covered porch/utility area, garage, enclosed private garden with raised patio area, garage.

Guide Price: £799,950

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**Amenities**: Little Chalfont high street provides a selection of different amenities from groceries, restaurants, bakery, hairdresser and artisan coffee shops; 10 min drive to Amersham or Old Amersham which has a larger array of shops and restaurants. The station is within a 10 minute walk and has super fast links into London via Chiltern line and Met line. 34 mins to London Marylebone and is valid for Oyster card travel.

**The Property** is approached by a brick paviour driveway with parking for several cars. Entering the house through the open canopied porch, the entrance hall has an understairs storage, stairs to the first floor landing and an oak wood floor which continues through into the large 27' Sitting/Dining Room. The sitting room area features an open fireplace with coal effect gas fire with polished marble surround and hearth. The dining room aspects to the rear and has French doors leading to the garden. The kitchen aspects to the rear and has a range of modern base and eye level units with hardwood worksurfaces and breakfast bar. One of the cupboards houses the central heating boiler.

Butlers twin sinks with mixer tap, 'De Longhi' range cooker with overhead extractor hood, recess plumbing for dishwasher, understairs storage cupboard and tiled floor. A door to the side leads into the utility/porch area which has a work surface area, plumbing for washing machine and doors leading to front and rear garden and the garage.

On the first floor the landing has an aspect to the side and access to the loft space (not inspected). The largest bedroom aspects to the rear with a full-length range of fitted floor to ceiling part glazed wardrobes. The second bedroom aspects to the front and benefits from a comprehensive full-length range of fitted part glazed wardrobes. The third bedroom aspects the front. The modern white bathroom suite has a panel enclosed bath with glazed shower screen, mixer tap and antique style telephone style shower attachment, pedestal wash hand basin, fully tiled walls and floor. There is a separate wc with tiled walls and floor.

The rear garden is not directly overlooked and has a southerly aspect. The majority of the garden is laid to lawn with a variety of flower, tree and shrub borders. There is a large full width raised patio are with slate tiles. Two brick built garden stores.

Garage has an up and over door. Internal door to inner porchway.

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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.

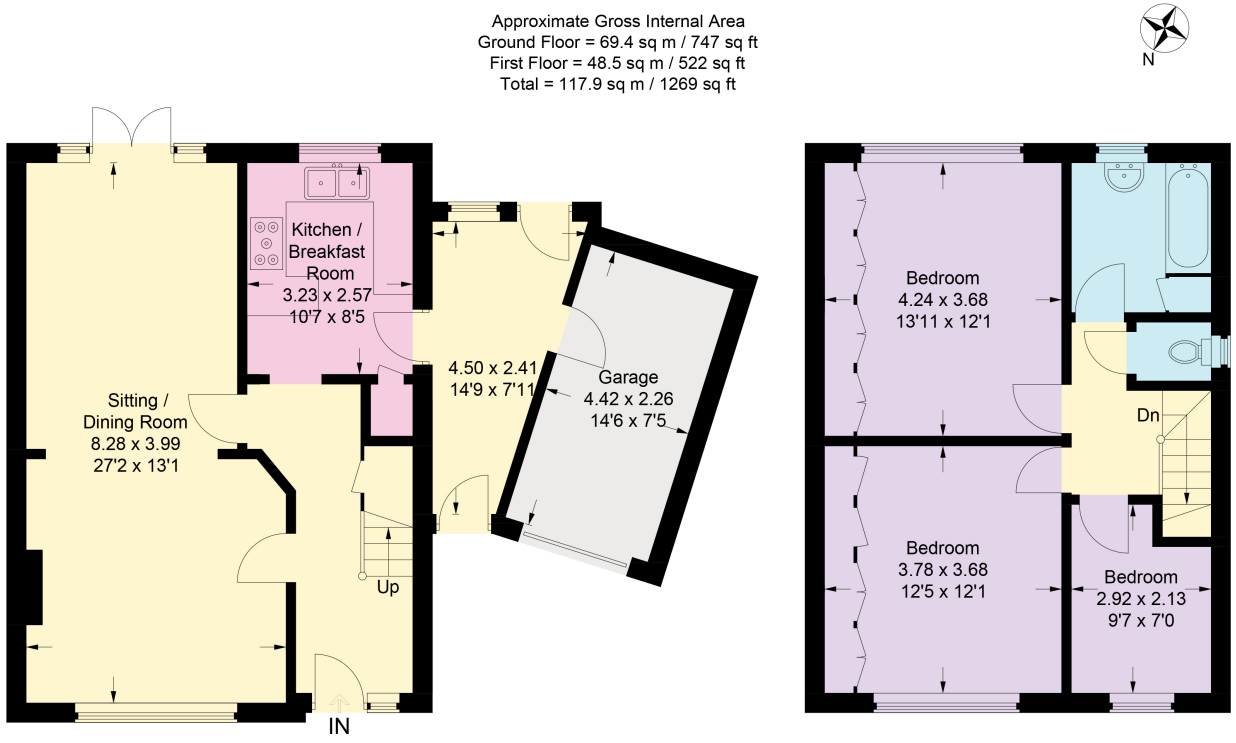
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# 35 Beechwood Close

Approximate Gross Internal Area
Ground Floor = 69.4 sq m / 747 sq ft
First Floor = 48.5 sq m / 522 sq ft
Total = 117.9 sq m / 1269 sq ft




**Ground Floor** **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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