WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Beeleigh
Chalfont Avenue
Little Chalfont
Buckinghamshire
HP6 6RF

Built in 1929, this attractive four bedroom detached character home combines original period features with tasteful contemporary improvements, including a superb loft conversion creating a principal bedroom with en suite bathroom.

A particular highlight is the mature and secluded rear garden extending to approximately 130ft. The property also offers excellent potential for further enlargement, subject to the necessary planning consents.

Ideally located within a short walk of Little Chalfont village centre, the station and highly regarded local schools.

Accommodation: Entrance Porch • Entrance Hall • Cloakroom • Living Room • Dining Room • Conservatory • Kitchen • Utility Area • Four Double Bedrooms • Two Bathrooms • Detached Single Garage • Driveway Parking • Mature Rear Garden.

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Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.

Approached by a gated shingled driveway, the front is partly laid to lawn and enclosed by mature hedging. Further double gates offer extra parking space and access to the brick built single garage.

Enclosed porch (original door and floor tiles). Inner timber entrance door with original stained glass window. The entrance hall has cloaks cupboard and doors to all downstairs accommodation. W.C. with window to side. Living room with square bay window. Dining room with coal effect fireplace, marble surround. The current owners have rewired the entire house. French doors to small conservatory with door to garden.

Kitchen breakfast room with hand painted timber wall and base units. Door to utility/storage room which has space for the washing machine and tumble dryer. Door to garden.

Turned staircase with window to side to first floor spacious landing with window to front. Airing cupboard housing hot water tank. The entire house painted in Farrow & Ball colours. Four double bedrooms. Family bathroom with sink in vanity unit, W.C. and bath with shower over. From landing, staircase to newly refurbished, spacious contemporary main bedroom with dormer window to ceiling and double windows overlooking the rear garden. Door to ensuite shower room comprising walk in shower, W.C. and vanity unit.

Extremely well maintained rear garden. Variety of mature shrubs and trees to include Acer, Beech and Fruit trees. Timber fencing to all boundaries. Lawned area, herbaceous borders. Two timber storage sheds to rear. Patio area with gated side access. Detached single garage with light and power.

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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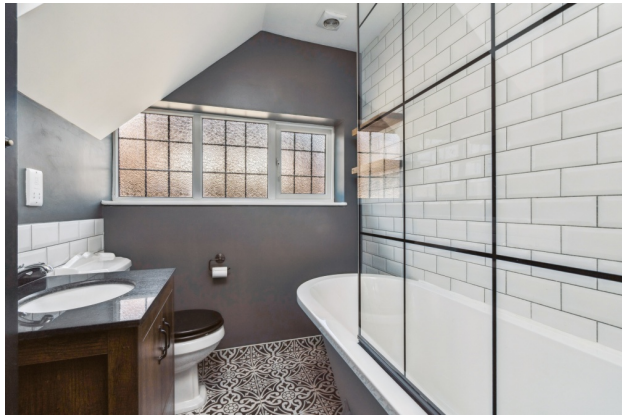
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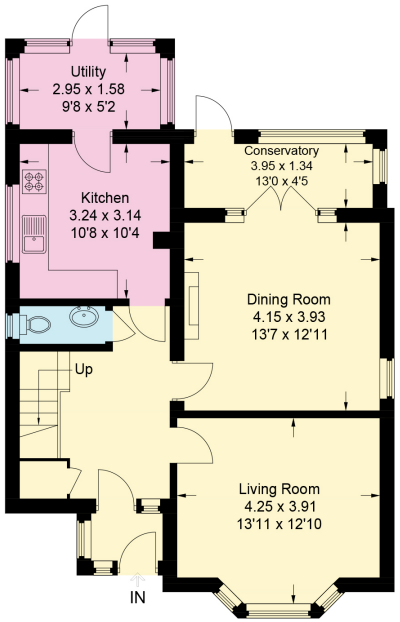
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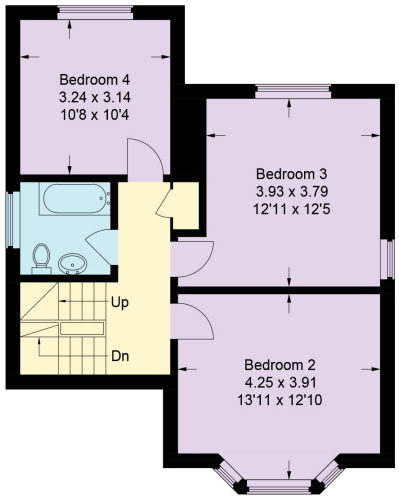
Beeleigh

Approximate Gross Internal Area
Ground Floor = 72.4 sq m / 779 sq ft
First Floor = 57.1 sq m / 615 sq ft
Second Floor = 38.6 sq m / 415 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 180.3 sq m / 1,940 sq ft

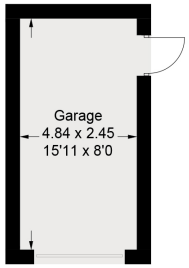


Ground Floor

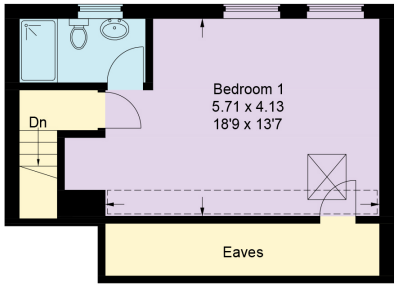
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



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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