



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



4 Chessfield Park
Little Chalfont
Buckinghamshire
HP6 6RU

Situated within a highly sought-after residential development and just a short walk from Little Chalfont village centre, station and highly regarded local schools, this well-presented three-four bedroom detached chalet-style home offers spacious and versatile accommodation together with excellent potential for extension and further enhancement, subject to the usual planning consents.

The accommodation comprises an entrance hall, cloakroom, spacious sitting room, separate dining room, study/bedroom four and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Further benefits include double-glazed windows, gas-fired radiator central heating, driveway parking and a private east-facing rear garden, providing an ideal space for outdoor entertaining and family living.

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Location Situated in the highly sought-after village of Little Chalfont, this attractive family home enjoys a convenient location close to an excellent range of local amenities, including shops, restaurants, well-regarded schools, a library and a public house. Chalfont & Latimer station provides Metropolitan Line and Chiltern Rail services to Aldgate and London Marylebone, while Junction 18 of the M25 is approximately five miles away, offering convenient access to Heathrow and Gatwick airports, as well as the M1 and M40 motorways.

The Property is approached via a driveway providing off-street parking for two vehicles. The front garden is mainly laid to lawn and complemented by a variety of mature flowers, trees and shrubs. A gated side access leads to the rear garden. A part-glazed entrance door opens into a welcoming entrance hall featuring a polished wood floor, stairs rising to the first floor, and an understairs storage/cloaks cupboard. Doors lead to all principal ground-floor rooms, including a cloakroom fitted with a WC and wash hand basin.

The spacious dual-aspect sitting room is bright and inviting, centred around a coal-effect gas fire with slate hearth and polished mantel. Sliding patio doors provide direct access to the east-facing rear garden.

To the front of the property is the dining room, which also benefits from a polished wood floor. The versatile family room/bedroom four includes fitted cupboards and shelving, together with plumbing and space for both a washing machine and tumble dryer.

The kitchen overlooks the rear garden and provides door side access. Fitted with a range of modern wall and base units, it includes a one-and-a-half bowl sink and drainer, part-tiled walls and wood floor. Integrated appliances comprise a dishwasher, double oven, five-ring gas hob with extractor hood, and fridge/freezer. The Worcester gas-fired boiler is housed within one of the kitchen cupboards.



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On the first floor, the landing provides access to all bedrooms and the family bathroom. The principal bedroom benefits from a built-in double wardrobe and an additional cupboard housing the hot water tank with slatted shelving. The two further bedrooms also feature fitted wardrobes.

The modern family bathroom is fitted with a P-shaped bath incorporating a curved shower screen and Aqualisa shower, a WC, and a wash hand basin set within a vanity unit.

Outside The rear garden measures approximately 50 ft x 40 ft and enjoys a high degree of privacy. Facing east, it features a full-width paved terrace, ideal for outdoor entertaining, with the remainder principally laid to lawn and bordered by mature flowers, shrubs and hedging. Additional features include gated side access and a garden shed.



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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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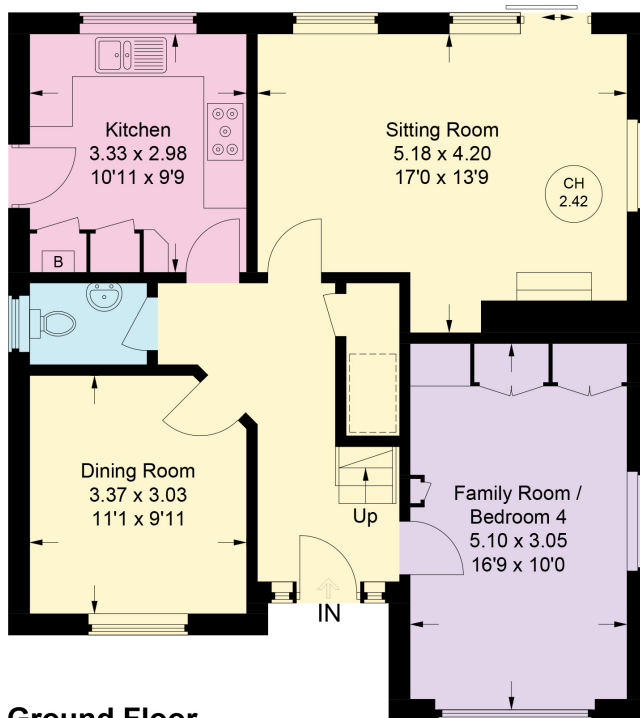
Chessfield Park

Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft

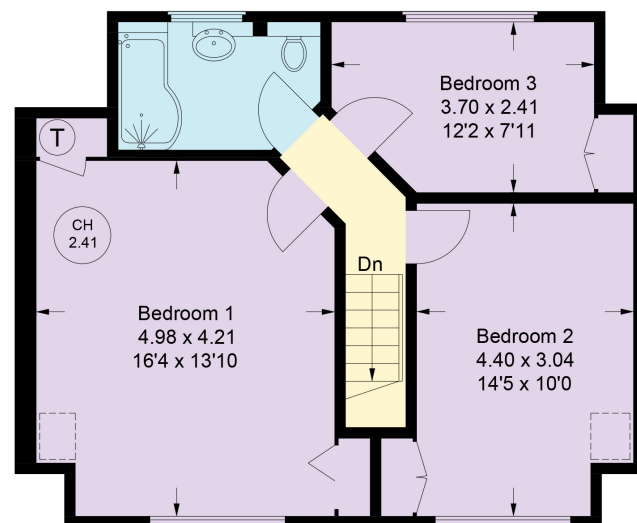


CH
2.42 = Ceiling Height

[Dashed box] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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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