



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



ST NICHOLAS CLOSE
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9NW

Ideally located within walking distance of Little Chalfont village, Chalfont & Latimer Station (Metropolitan and Chiltern lines), and a selection of highly regarded schools, this spacious four-bedroom mid-terrace family home offers versatile accommodation, off-street parking, and a private west-facing garden.

Benefits include: Four bedrooms, Spacious 27ft sitting/dining room, Additional family room/home office, Kitchen, Gas warm air heating, Double glazing, Off-street parking, Fully insulated, part-boarded loft, Private west-facing rear garden, Walking distance to Little Chalfont village and Chalfont & Latimer Station

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About Little Chalfont

Little Chalfont is one of Buckinghamshire's most desirable villages, offering an attractive combination of village charm, excellent schooling and superb commuter links. Situated between Amersham and Chalfont St Giles, the village is particularly popular with professionals, families and downsizers seeking a leafy setting within easy reach of London.

Transport Links

A major attraction of Little Chalfont is its excellent transport connectivity. The village is served by Little Chalfont Station, providing both Metropolitan Line Underground services and Chiltern Railways trains to London Marylebone. Road links are equally convenient, with access to the M25, M40 and A41 all within reasonable driving distance.

Village Amenities

The village centre offers a wide range of everyday amenities including Independent shops and boutiques, Supermarkets and convenience stores Cafés, restaurants and public houses Medical and dental practices Library and community facilities. Residents enjoy a strong sense of community, with numerous local clubs, societies and events throughout the year.

Leisure & Recreation

The village is surrounded by beautiful Chiltern countryside, designated as a National Landscape (formerly an Area of Outstanding Natural Beauty). Residents enjoy:

- Extensive walking and cycling routes
- Nearby golf courses
- Tennis and cricket clubs
- The Chalfonts Community Centre
- Easy access to country parks and woodland

Directions

From our Little Chalfont office turn left onto the A404. At the mini roundabout turn left into Cokes Lane and Snells Wood Court is the second turning on the right. The property is in the second block on the left-hand side.

Key Features

- Four bedrooms
- Spacious 27ft sitting/dining room
- Additional family room/home office
- Kitchen
- Gas warm air heating
- Double glazing
- Off-street parking

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- Fully insulated, part-boarded loft
- Private west-facing rear garden
- Walking distance to Little Chalfont village and Chalfont & Latimer Station
- Close to highly regarded local schools

The Property is entered via an enclosed entrance porch with opaque glazed windows, leading through to a generous **27ft dual-aspect sitting/dining room**. This bright and spacious reception area benefits from a built-in storage cupboard, stairs rising to the first floor, and sliding patio doors opening directly onto the rear garden. **The kitchen** overlooks the rear garden and is fitted with a range of base and wall-mounted units complemented by hardwood work surfaces and an inset Butler sink. Integrated appliances include a Rangemaster six-burner gas cooker with extractor hood, while additional space is provided for a fridge/freezer and dishwasher. Further storage cupboards incorporate plumbing for a washing machine and space for a tumble dryer, together with a cupboard housing the Johnson & Starley central heating boiler. A connecting door leads to the versatile **family room**, created from the former garage, which enjoys a front aspect and provides an ideal playroom, home office, or additional reception space. A cupboard within this room houses the consumer unit together with the gas and electricity meters.



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An open-tread staircase rises to the first-floor landing, where there is an airing cupboard with hot water tank and shelving. Access is also provided to the fully insulated, part-boarded loft via a loft ladder.

The first floor comprises **four bedrooms**, one of which benefits from a range of fitted wardrobes and storage cupboards. These are served by a fully tiled family bathroom featuring a panel-enclosed P-shaped bath with curved shower screen and power shower, vanity wash hand basin, and WC.

Externally, the property enjoys **off-road parking** to the front. To the rear is a secluded **west-facing terraced garden**, enclosed by panel fencing and designed for ease of maintenance. The garden benefits from a storage shed and gated rear access,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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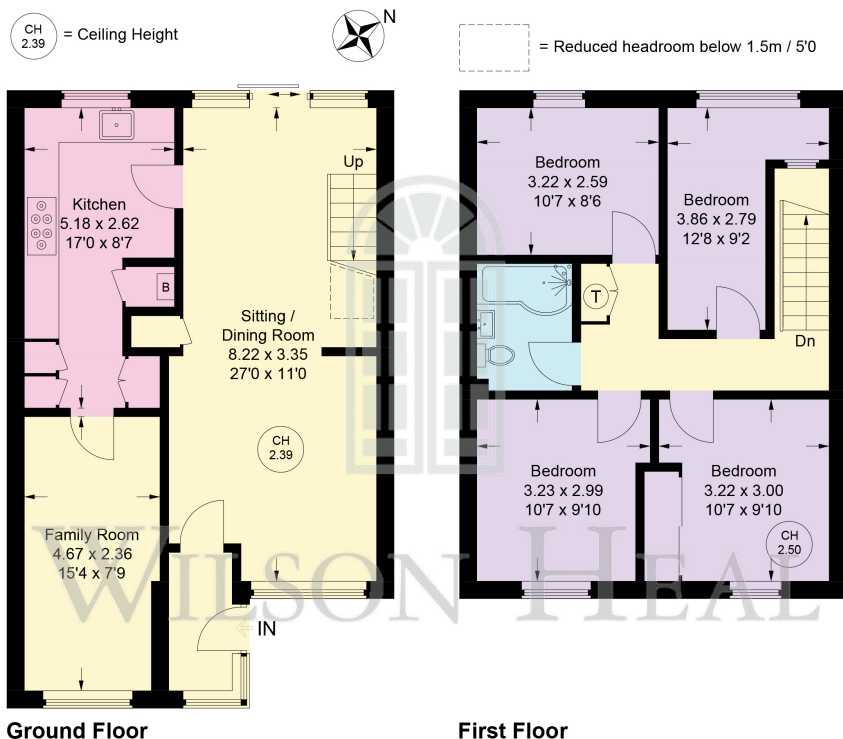
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St. Nicholas Close

Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft



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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