



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



13a Chenies Parade
Chalfont Station Road
Little Chalfont
Buckinghamshire
HP7 9PH

Situated in the heart of Little Chalfont village, this well-presented three-bedroom duplex apartment offers spacious and versatile accommodation arranged over two floors. Ideally located within easy walking distance of local shopping facilities, highly regarded schools, and the Metropolitan Line/Mainline railway station, the property is perfectly suited to families, professionals, and commuters alike.

Guide Price: £385,000

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The accommodation comprises an entrance hall, a bright and spacious sitting/dining room, modern-fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from a private south-facing terraced garden, providing an attractive outdoor space for relaxation and entertaining. Further features include double-glazed windows, gas-fired radiator heating, and permit parking for up to two vehicles. The property also offers excellent potential for a loft conversion, subject to the necessary planning permissions and consents.

Key Features

- Central village location
- Spacious duplex accommodation over two floors
- Three bedrooms
- Sitting/dining room
- Modern Fitted kitchen
- Family bathroom
- South-facing terraced garden
- Double-glazed windows

- Gas radiator heating
- Permit parking for two cars
- Potential for loft conversion (STPP)
- Close to shops, schools, and station
- This Lease is dated 15th June 1999 and was granted for a term of 999 years from 25th December 1998.

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.

On entering the property, **the entrance hall** has a laminate wood floor and understairs storage cupboard housing the gas and electric meters and consumer unit. The **large open plan sitting/dining room** offers a dual aspect with a laminate wood floor and door access to the south facing garden terrace at the rear.



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The kitchen offers a range of modern base and eye level units with roll top work surfaces. Wall mounted Gloworm central heating boiler. There are several integrated appliances including fan oven with electric hob, extractor hood and dishwasher. There is further integrated space for fridge/freezer and plumbing for washing machine.

On the first floor there are **three good sized bedrooms** with bedrooms, one and two both benefitting from fitted double wardrobes.

The modern bathroom includes a 'P' shaped bath with curved shower screen and mixer tap with shower attachment. There is a wall mounted wash hand basin and WC. Part tiled walls and fully tiled floor.

Outside the property, the rear sun terrace/garden has a southerly aspect.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
65-68	D		
55-64	E		
41-54	F		
21-38	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.



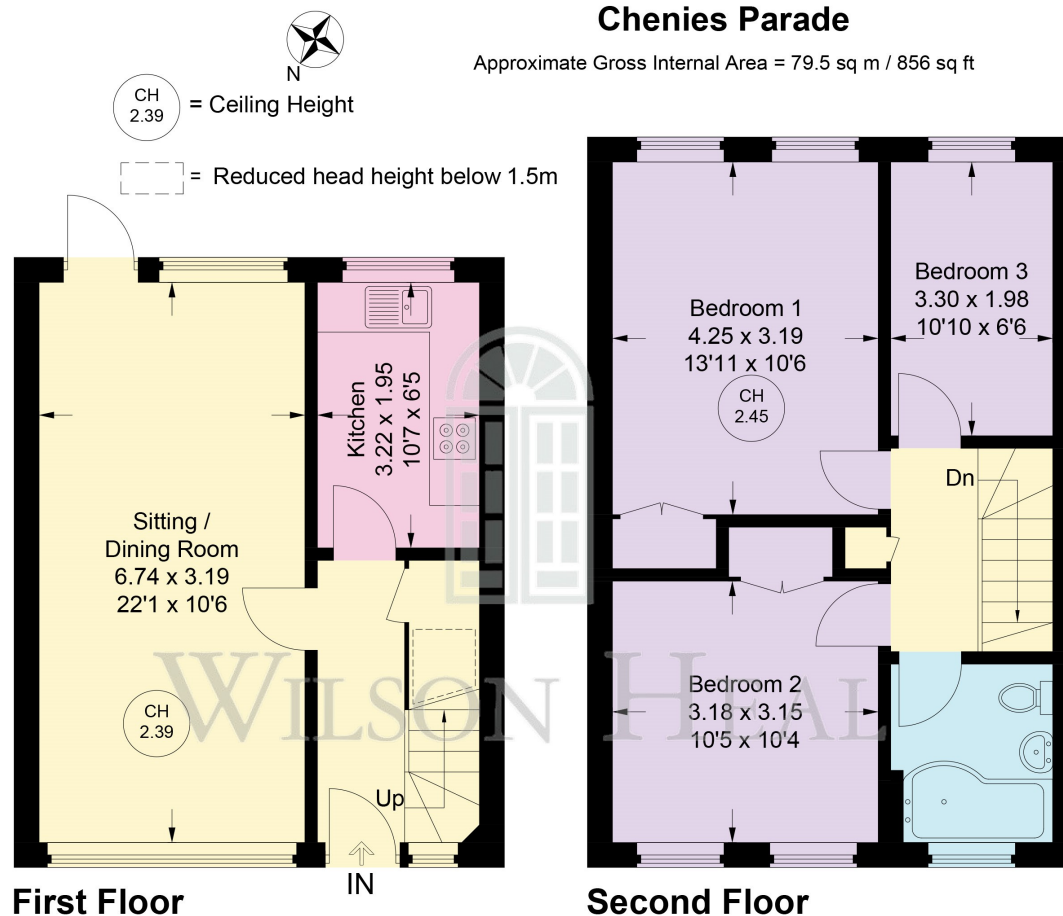
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Chenies Parade

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



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.

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