



WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



6 Oldfield Close  
Little Chalfont  
Buckinghamshire  
HP6 6SU

Situated in a highly desirable and well-established location at the end of a quiet cul de sac, this four bedroom semi-detached property offers well-proportioned accommodation and boasts a large plot of 0.27 of an acre. Requiring modernisation, the property offers excellent potential for extension and redevelopment and is located within a short walk to the village shops, station and highly regarded schools. No Upper Chain.

**The accommodation comprises** Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Four Bedrooms, Bathroom, Detached Garage, Large Corner Plot of 0.27 of an Acre, Freehold, Council Tax: F - EPC:

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**Location:** The property is ideally located within easy reach of Heathrow, M40, M25 and the Chiltern line to Marylebone and the metropolitan line to Baker Street. The village has well respected First and Second Schools and is within catchment area for some of the Country's top Grammar Schools.

**Directions:** From our Little Chalfont office turn right onto the A404 under the railway bridge. Take first right into Amersham Way and first right again into Oakington Avenue. Proceed along the road turning left into Old Field Close, and the property can be found at the end of the cul de sac.

**The Property:** On entering the property, the entrance hall has an understairs storage cupboard and turned staircase to the first-floor landing.

The cloakroom can be found on the half landing. There are two principal reception rooms with the living room offering a dual aspect with a polished stone open fireplace and sliding patio doors opening on to the rear garden.

Double doors open into the dining which benefits a rear aspect and has a ranged of fitted recess cupboards and concealed serving hatch.

The Kitchen has a dual aspect and offers an extensive range of base, eye level and floor to ceiling cupboards and drawers with complimentary work tops and under cupboard lighting. Sink and drainer. Further cupboard houses is used as an airing cupboard with fitted radiator. Appliances include integrated fridge, oven and hob, plumbing for washing machine and Recess appliance space. The wall mounted 'Worcester' central heating boiler was installed in 2025. A door leads to the garden.

**On the first floor** there are four bedrooms with three of the bedrooms benefitting from fitted storage cupboards/wardrobes.

Servicing these rooms is the family bathroom which has a corner jacuzzi bath, wall mounted mira shower unit, wc, wash hand basin and fitted vanity units.

**Outside the property** the front garden offers parking for one car and access to the single detached garage with light and power. The front garden is mainly laid to lawn with a variety of flowers and shrubs.

The rear garden is an undoubted feature of the property. Offering a high degree of seclusion, being extensively laid to lawn with an abundant variety of flowers, trees and shrubs including a magnolia tree, rhododendrons, azaleas, camellias, cyclamen, lilies and a rare Japanese Saqqara cherry tree to name but a few.

To the side of the property is a covered porch area with covered water softener unit, two brick built storage units and further store housing the gas and electric meters. There is a door access to the garage and further door giving access to the front of the house.

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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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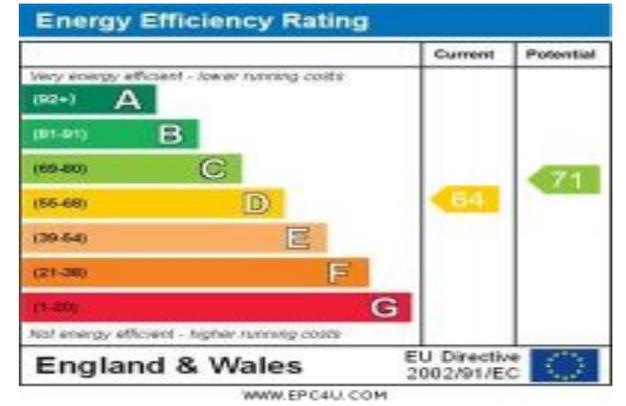
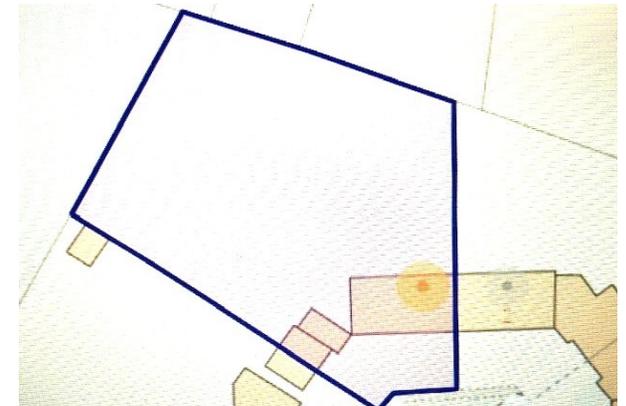


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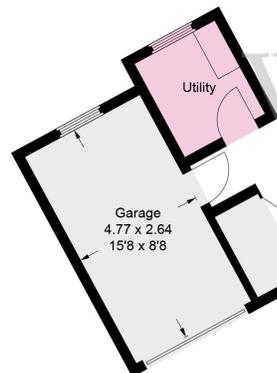
### Oldfield Close

Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft  
Garage / Outbuildings = 19.4 sq m / 209 sq ft  
Total = 142.4 sq m / 1533 sq ft

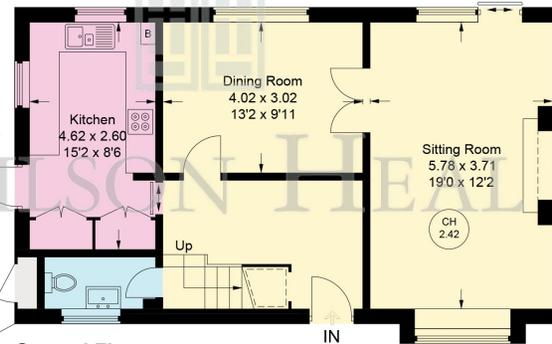


CH  
2.42 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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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