



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



**OAKINGTON AVENUE
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP6 6ST**

Situated in an extremely popular location within a short walk of the village shops, main/metropolitan line station and highly regarded schools, this spacious four bedroom property offers well planned family accommodation throughout.

The house benefits from: Entrance Hall * Cloakroom * Sitting Room * Family Room * Kitchen/Dining Room * Four Bedrooms * Family Bathroom * Driveway Parking * Available mid-October 2023. EPC C. Council tax band F. (£3,153.33).

Price: £2,800 PCM.



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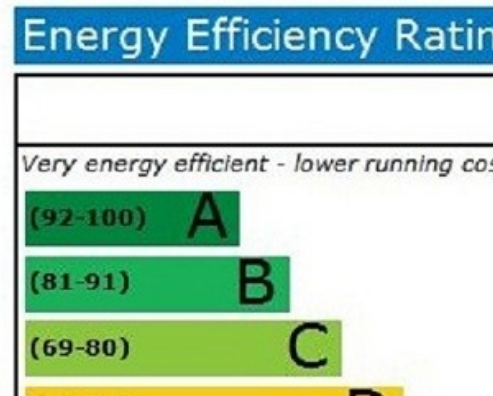
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Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to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

A good faith amount of one week's rent is requested to hold the property; when the rental goes through this will be deducted from the first month's rent. Based on the rental, this would be £646.15. A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent. Based on the rental, this would be £3230.77. Should the landlord be agreeable to a pet, then the rent would increase.

The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.





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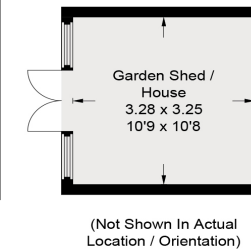
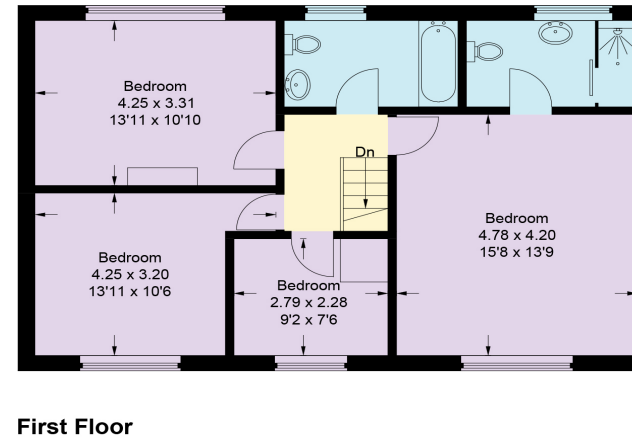
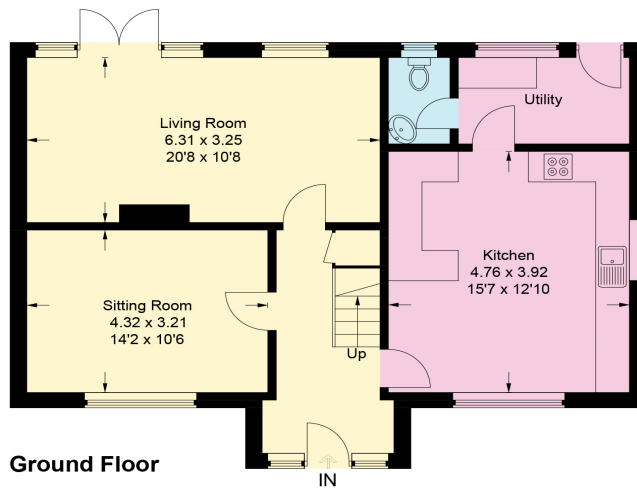
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48 Oakington Avenue

Approximate Gross Internal Area
Ground Floor = 74.2 sq m / 799 sq ft
First Floor = 70.9 sq m / 763 sq ft
Garden Shed / House = 10.7 sq m / 115 sq ft
Total = 155.8 sq m / 1,677 sq ft



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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