



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



34 Dane Close
Amersham
Buckinghamshire
HP6 6PG

Situated within a quiet residential cul-de-sac in the sought-after Amersham Common area, this spacious semi-detached bungalow has been extensively improved and extended by the current vendors and is located approximately two miles from Amersham town centre, railway station, highly regarded local schools and commuter transport links.

Benefits include Modern Fully Integrated Kitchen/Dining Room (Formerly the Car port), Sitting Room with French Patio Doors onto the Garden, Three Bedrooms, Modern Bathroom, Large Totally private garden, Large Summerhouse/Gym, Gas Radiator Heating, Double glazed Windows, Driveway Parking for Two Cars, Quiet Cul De Sac Location.

Guid Price: £507,000

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The Property

The property is approached via a driveway providing off-road parking for two vehicles. The front garden is predominantly laid to lawn and enhanced by a variety of sleeper-enclosed flower and shrub beds, creating an attractive first impression. Upon entering through the part-glazed casement door, you are welcomed into a spacious and light-filled **Kitchen/Dining Room**. Benefitting from windows to both the front and rear aspects, along with a vaulted ceiling incorporating a Velux roof window, this impressive space enjoys an abundance of natural light. The kitchen is fitted with an extensive range of units complemented by quartz work surfaces and an inset 1½ bowl sink and drainer. Integrated appliances include a dishwasher, double oven, microwave, five-ring gas hob with extractor hood and glazed splashback. The Vaillant boiler is also housed in one of the cupboards. The dining area comfortably accommodates a family-sized table and chairs. Additional features include a fully tiled floor, loft access and generous storage. The inner hallway provides both single and double built-in storage cupboards. Access to the insulated, part-boarded loft space is available via a hinged hatch with ladder.

The spacious **Sitting Room** features attractive wood laminate flooring, a contemporary acoustic wood-panelled feature wall and French doors opening onto the rear garden, creating an excellent indoor-outdoor connection. There are **three well-proportioned bedrooms**, with both the principal and third bedrooms benefitting from fitted wardrobes and storage cupboards. The third bedroom also incorporates a hardwood desk and a useful cupboard housing the washing machine and tumble dryer. The modern **Family Bathroom** is finished with floor and wall tiling and comprises a panel-enclosed bath with glazed shower screen and wall-mounted shower, WC and wash hand basin set within a vanity unit.

Location

Dane Close is a well-established residential road comprising predominantly semi-detached and detached homes. The area is popular with families due to its combination of residential tranquillity, excellent schooling and access to both countryside and London transport connections. The property lies within the Amersham Common area and enjoys easy access to nearby roads including Finch Lane, Bramble Lane and The Ridgeway.

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Transportation

The property is well placed for commuters:

- **Amersham Station** is approximately 2.7km away, providing Metropolitan Line Underground services and Chiltern Railways connections to London Marylebone.
- **Chalfont & Latimer Station** is approximately 3.2km away
- Easy road access to the M25, M40 and wider South East motorway network.

Education

The area is particularly renowned for the quality of its schooling:

Primary Schools

- St George's Church of England Infant School

Secondary Schools

- The Amersham School.



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Grammar Schools

- Dr Challoner's Grammar School.
- Dr Challoner's High School.
- Chesham Grammar School.
- A number of respected independent schools are also located within easy reach of the property.

Local Amenities

Amersham offers an excellent range of amenities including:

- Waitrose, Tesco, Aldi, Marks & Spencer and other major retailers.
- Cafés, restaurants and boutique shops in both Amersham-on-the-Hill and Old Amersham.
- The Amersham Lifestyle Centre with swimming pool, gym and leisure facilities.
- Extensive access to the Chiltern Hills and surrounding countryside for walking, cycling and outdoor recreation.

Area Profile

The local area is characterised by:

- A predominantly owner-occupied residential community.
- Strong family demographics and high levels of long-term residency.
- Above-average health and wellbeing indicators compared with national averages.
- An attractive blend of semi-rural living and commuter convenience.

Summary

Dane Close presents an opportunity to acquire a spacious family home in one of Buckinghamshire's most desirable residential locations. Combining excellent schools, strong transport connections, proximity to the Chiltern countryside and a quiet cul-de-sac setting, the property is well suited to families, professionals and those seeking a balance between country living and London accessibility.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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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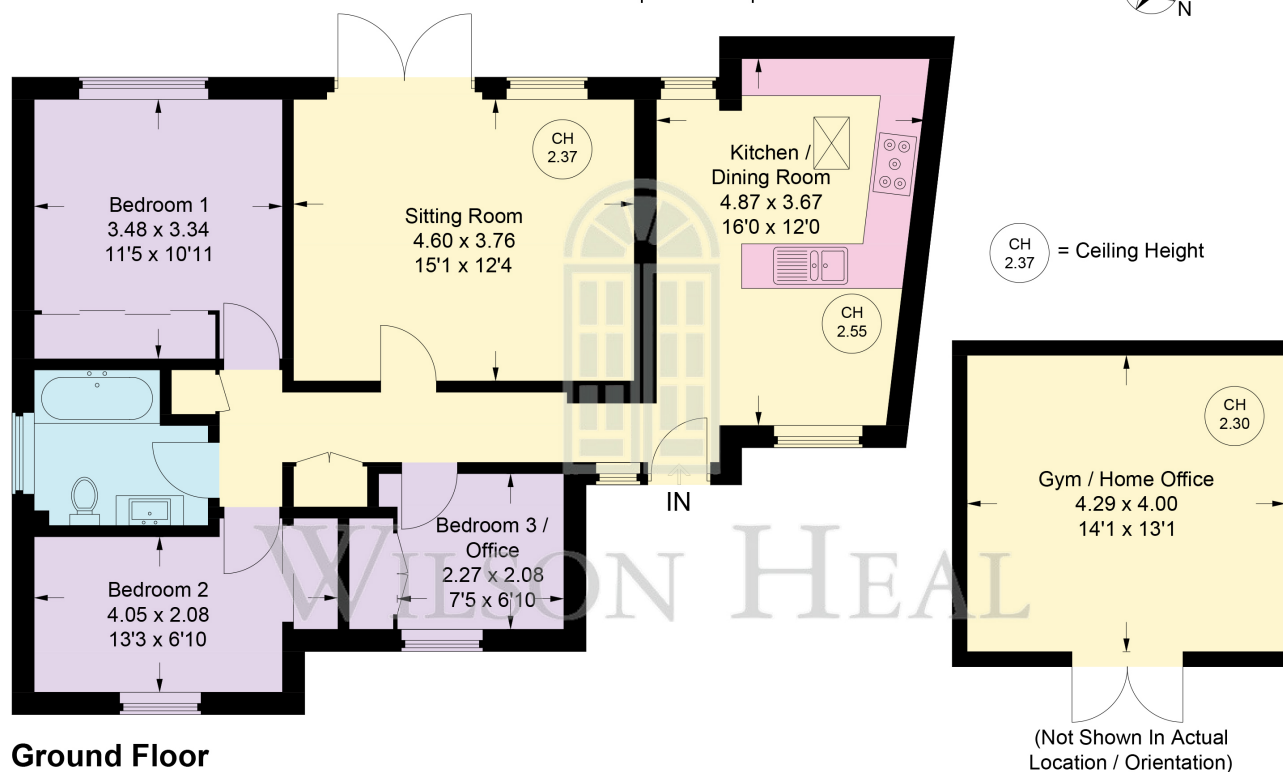
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Dane Close

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft
Gym / Home Office = 17.2 sq m / 185 sq ft
Total = 94.3 sq m / 1015 sq ft



Ground 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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