



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



105 Chessfield Park  
Little Chalfont  
Buckinghamshire  
HP6 6RX

Situated on this extremely sought after development within a short walk to the village shops, station and highly regarded schools, this spacious well presented chalet style detached property, offers well presented and versatile extended accommodation. With excellent potential for further extension, the property benefits from:

Entrance Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen, Breakfast Room, Three Bedrooms Bathroom, Single Garage and Car Port, Double Glazed Windows, Gas Radiator Heating, South Facing Garden.

Guide Price £975,000

[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



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Location: The local village of Little Chalfont offers a range of shopping facilities, restaurants, highly regarded schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Aldgate 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.

**The property** is approached over a driveway with parking for two cars. There is both a single garage and carport (ideal for conversion to give further accommodation) with door access to the kitchen. The garden to the front is laid to lawn with gated access to the side. Entering the house through the casement part double glazed door, the **entrance hall** has an understairs storage cupboard and **cloakroom** which has a wc and wash hand basin with cupboard under. **Stairs** lead to the first floor landing. Doors lead to all the principal rooms. The spacious **sitting room** features an Adam Style fireplace with polished stone hearth and inset surround with wood mantle and fitted coal effect gas fire.

Offering a dual aspect with sliding patio doors leading to an open canopied porch and onto the south facing rear garden. A door leads to the adjacent **dining room** which aspects to the rear. **The study** aspects to the front. Overlooking the rear garden, **the kitchen area** offers an extensive range of soft close, gloss fronted base and eye level units with complimentary roll top work surfaces, under cupboard lighting and inset stainless steel sink and drainer. Integrated appliances include, inset halogen 'AEG' HOB and extractor hood, double oven and grill, fridge/freezer and Siemens dishwasher. A casement part glazed door leads into the car port with further door to the single garage. The adjacent **breakfast area** offers a range of gloss fronted, soft close units with cupboard housing the 'Worcester' central heating boiler and recess plumbing for a washing machine and space for tumble dryer. A door leads out to the rear garden.

On the first floor there is a spacious **landing/study area**. All **three bedrooms** benefit from a variety of fitted wardrobes, cupboards and shelving. Bedrooms one and two aspect to the front of the house while the third looks out onto the rear garden.

With an aspect to the rear, the family bathroom benefits from a large walk-in shower with wall mounted 'Perea' electric shower unit and glazed shower screen, WC and wash hand basin inset vanity unit. The airing cupboard houses a factory dipped tank and slatted shelving.

Outside the property, **the south facing rear garden** offers a high degree of privacy and is totally enclosed with a variety of mature flowers, trees, shrubs and fence panel borders. There is a full width brick pavior patio area and further slate shingle path to the side with rockery borders. A raised decking area is situated in the corner at the back of the garden.



# WILSON HEAL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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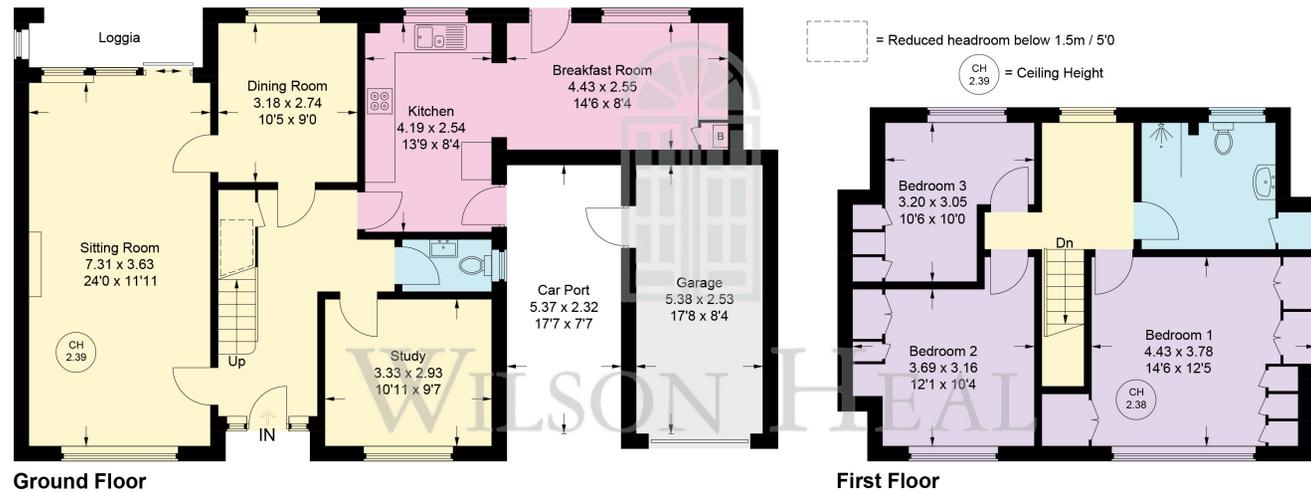
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### Chessfield Park

Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 156.6 sq m / 1688 sq ft  
(Excluding Car Port)



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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