



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



85 Amersham Road  
Little Chalfont,  
Buckinghamshire,  
HP6 6SP

'Coire Dho' is a character individual three bedroom detached property offering excellent potential for refurbishment and extension (SSPP). Benefitting from a large plot of 0.23 of an acre, the property is ideally situated within a short walk of the village shops, station and highly regarded schools. EPC rating: E. Council Tax Band G.

The property benefits from: Entrance Hall, Cloakroom, Two Reception Rooms, Large Conservatory, Kitchen, Three Bedrooms, En-Suite Shower Room, Family Bathroom, Night Cloakroom, Large Garden of approximately 120', Garage, Garden store. Gas Radiator Central Heating, Double Glazing.

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# WILSON HEAL

Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual main and metropolitan 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 set back from the road and is well screened with high hedgerow and brick borders to the front and further hedging to both sides. Parking is available for several cars. On entering the property, the entrance hall has stair access to the first floor and an understairs storage cupboard. Both the living and dining rooms feature original fireplaces and exposed wood floors.

The dining room also benefits from a large, fitted cabinet with storage, shelving and concealed pull-down double bed. The kitchen offers a range of fitted base and eye level units with roll top work surfaces and inset sink and drainer, fitted 'Rangemaster' cooking range, recess plumbing for dishwasher and space for fridge, pantry and cupboard housing 'Vaillant' central heating boiler and lagged hot water tank. A door leads into the inner lobby with cloakroom and door to large, glazed conservatory with tiled floor and French doors leading to the garden and built in storage cupboard.

Stairs lead to the first-floor landing which has a built in cupboard and hinged access to the loft space loft which is fully insulated and boarded.



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There are three bedrooms with the main bedroom offering a full-length range of fitted floor to ceiling wardrobes and cupboards and en-suite shower room. The family bathroom offers a modern suite with tile panel enclosed bath with fitted shower and glazed screen, wash hand basin inset vanity unit and part tiled walls and floor. There is a separate WC with wash hand basin inset vanity unit.

To the rear of the property is a large garden (circa 120 feet) which is extensively laid to lawn and offers a high degree of privacy with a mature variety of high hedgerow, flower and shrub borders. There is a large patio area and garden shed. The attached single garage has both light and power.



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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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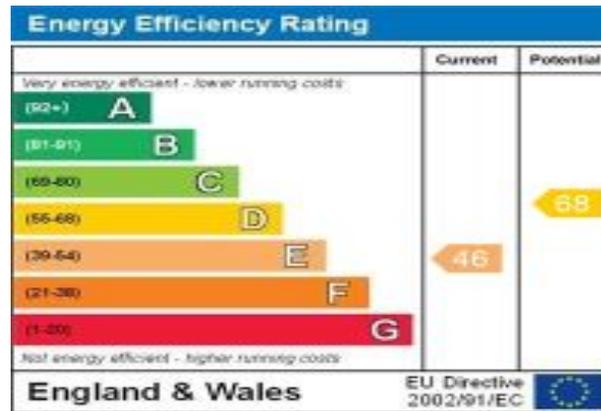


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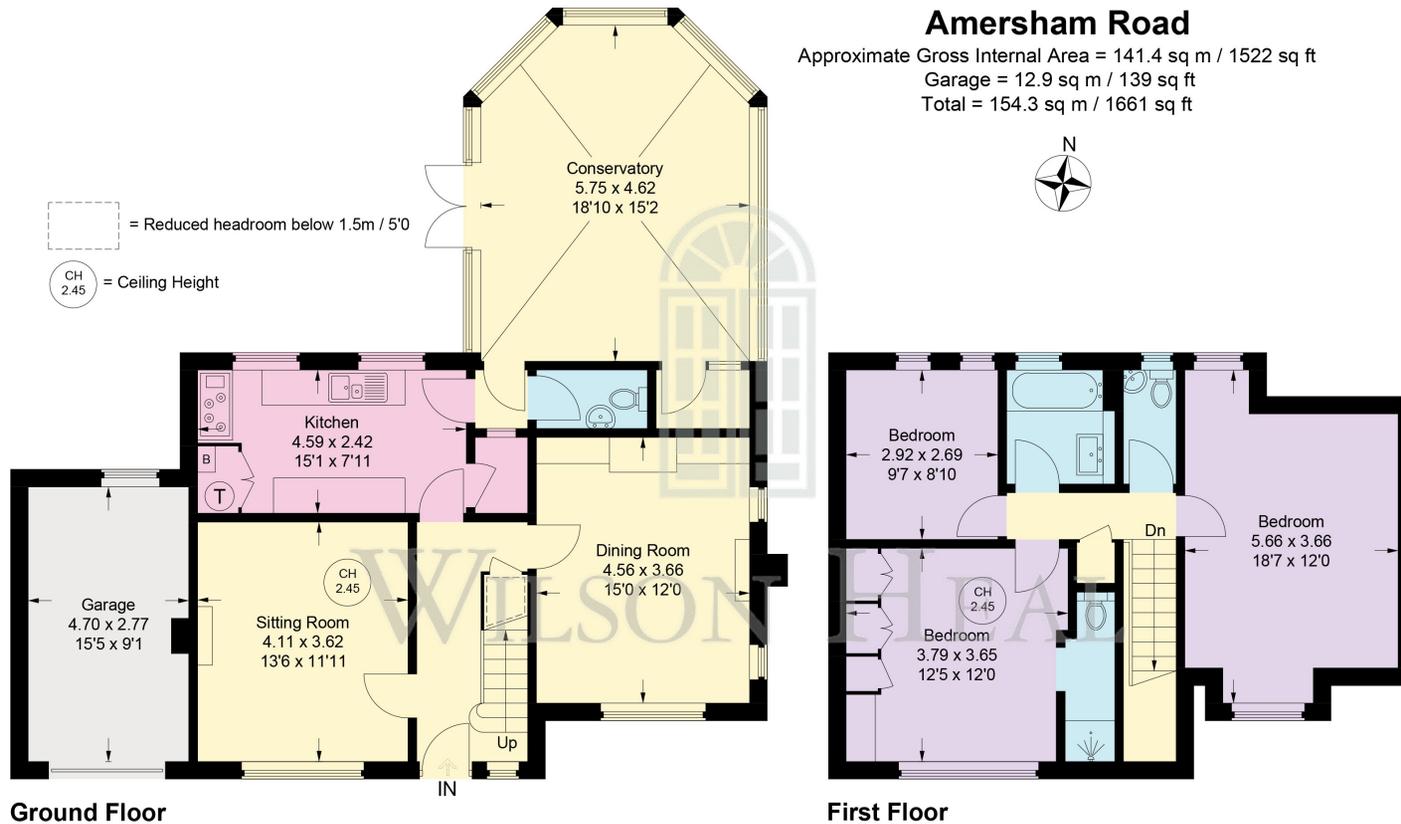
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### Amersham Road

Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 154.3 sq m / 1661 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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