



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



40 Cumberland Close
Little Chalfont
Buckinghamshire

A bright and spacious two-bedroom ground floor maisonette ideally situated in a quiet cul-de-sac in the highly sought-after village of Little Chalfont. Located within easy reach of the Metropolitan and Chiltern Line station, the property is presented to a good standard and offers well-presented and generous living space with the added benefit of its own garden and garage.

Guide Price: £330,000

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Location: Little Chalfont is a highly sought-after and well-connected village, ideally positioned between Amersham and Chorleywood. The area offers an excellent range of local amenities including shops, cafés, a doctor's surgery, dentist, and library. It is particularly renowned for its outstanding schooling, with Dr Challoner's High School for Girls and Dr Challoner's Grammar School located nearby in Amersham. For commuters, Chalfont & Latimer station provides convenient access to both the Metropolitan and Chiltern lines, offering regular services to central London in approximately 35 minutes, as well as easy connections to the wider motorway network.

Key Features

- Sought-after Little Chalfont location
- Excellent transport links (Metropolitan & Chiltern lines) Approx. 35 minutes to central London
- Close to highly regarded grammar schools

- Bright sitting/dining room with garden access
- Kitchen with integrated appliances
- Two bedrooms
- White bathroom suite with shower
- Fully enclosed rear garden
- Garage in nearby block

The Property: is entered via a part-glazed casement door leading into the entrance hall. There are two cloaks' cupboards with the understairs storage/cloaks cupboard housing the electric meter and consumer unit. (The gas meter is on the outside wall). The spacious sitting/dining room features sliding patio doors a full-width double-glazed window and door opening directly onto the patio and rear garden, creating a light and airy living space. There is also a large, fitted cupboard housing. The kitchen is fitted with a range of base and eye level units complemented by roll-top work surfaces and an inset sink with drainer.

Integrated appliances include fan assisted oven with extractor hood over and four ring gas hob. There is also space and plumbing for a washing machine, along with space for a waist-height fridge and freezer. Wall mounted central heating boiler. A part-glazed door provides useful side access.

The property offers two bedrooms, including a generously sized main double bedroom with a fitted double wardrobe. The bathroom is finished with a white suite comprising large walk-in shower, wash hand basin inset vanity unit and WC.

Outside: The rear garden is fully enclosed and mainly laid to lawn, featuring a full-width paved patio—ideal for outdoor entertaining. There is also gated side access. A garage is located in a nearby block, providing additional storage or parking.

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- Lease: 125 years from 1st September 2012
- Ground Rent £150 per annum. The most recent annual charge was £421.46, which includes buildings insurance.
- Council tax band C - currently paying £168 pm single occupancy, so, adding 25% for full occupancy is £202 pm

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E

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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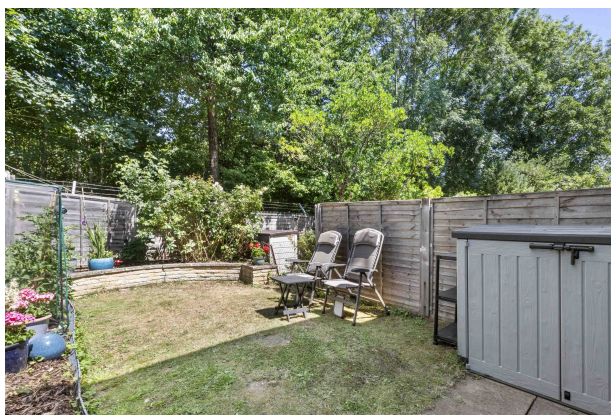




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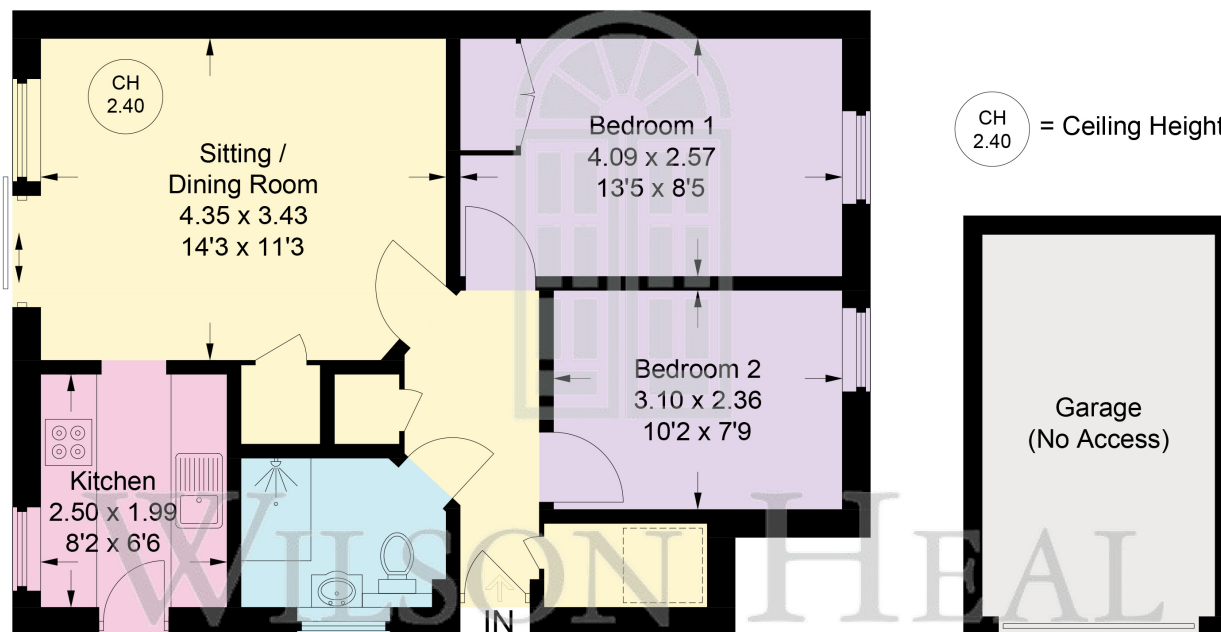
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Cumberland Close

Approximate Gross Internal Area = 51.0 sq m / 549 sq ft
(Excluding Garage)



= Reduced headroom below 1.5m / 5'0



Ground Floor

(Not Shown In Actual
Location / Orientation)

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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