



WILSON HEAL



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

Sales | 01494 764200  
Lettings | 01494 549966



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 three-bedroom chalet style detached property offers versatile accommodation with excellent potential for further extension and improvement.

Accommodation: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Study/Bedroom, Kitchen, Three Bedrooms, Bathroom, Tandem Length Garage and Car Port, Double Glazed Windows, Gas Radiator Heating, South Facing Garden. Short walk to the village shops, station and highly regarded schools.

Guide Price £900,000

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



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## Location

The village of Little Chalfont offers a wide range of shopping facilities, restaurants, highly regarded schools, a library, and a public house. Chalfont & Latimer station provides a dual rail service to both Aldgate and Marylebone. Junction 18 of the M25, providing access to Heathrow and Gatwick airports as well as the M1 and M40 motorways, is located within approximately five miles of the property.

## The Property

The property is approached via a driveway providing off-street parking for several vehicles. There is a tandem-length garage together with a carport, offering excellent potential for conversion (subject to the usual consents), with direct access into the kitchen. The front garden is laid to lawn with well-stocked flower and shrub borders. A part-glazed front door opens into the entrance hall, which features an understairs storage cupboard and a cloakroom fitted with a WC and wash hand basin. Doors lead to all principal rooms.

The spacious dual-aspect sitting room enjoys a bright outlook, with a door opening onto the south-facing rear garden and an open canopied porch. An adjoining dining room overlooks the rear garden, while the study/ground floor bedroom benefits from a front aspect.

The kitchen, with views over the rear garden, is fitted with a range of base and eye-level units complemented by work surfaces, a stainless steel sink and drainer, and space for appliances including a cooker and fridge/freezer, with plumbing for a washing machine. A cupboard houses the Worcester gas-fired boiler. A part-glazed door leads to the carport, which in turn provides access to the tandem garage and rear garden.

## First Floor

The first floor features a spacious landing area, currently used as a study space. All three bedrooms benefit from fitted double wardrobes, with bedrooms one and two overlooking the front, and the third enjoying views over the rear garden.

The family bathroom is positioned to the rear and comprises a panelled bath, and pedestal wash hand basin. The airing cupboard houses a lagged hot water cylinder and cold water tank with slatted shelving. There is also a separate WC.

## Outside

The south-facing rear garden enjoys a high degree of privacy and is fully enclosed by panel fencing. It is attractively landscaped with a variety of mature flowers, trees, and shrubs. A pathway with a brick retaining wall leads to the rear of the garden, creating a pleasant and usable outdoor space.



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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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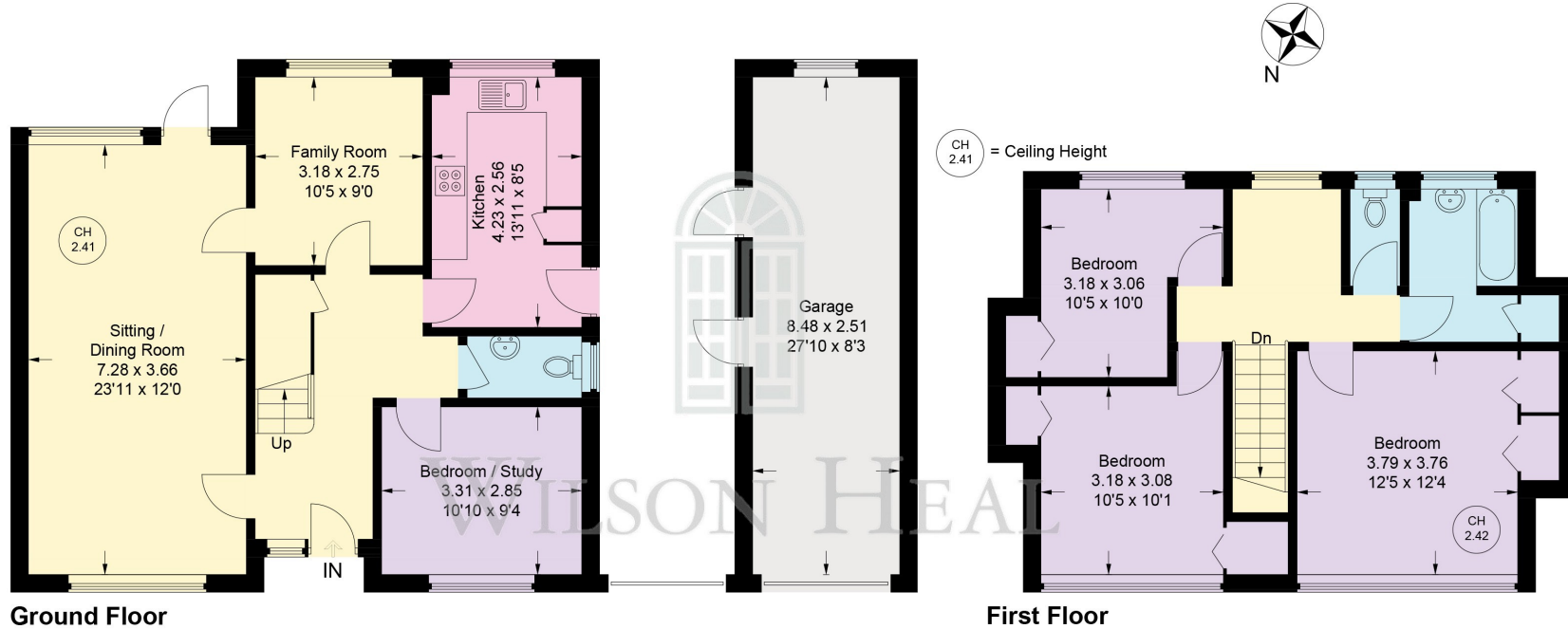
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## Chessfield Park

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft  
Garage = 21.4 sq m / 230 sq ft  
Total = 152.0 sq m / 1636 sq ft



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.