



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Lime Tree Walk
Amersham
Buckinghamshire
HP7 9HY

Presented to a very high standard throughout, this spacious and extended four-bedroom detached family home enjoys a peaceful position within an exclusive cul-de-sac of just five similarly designed properties. Originally constructed in 1984, the property provides versatile and thoughtfully arranged accommodation ideally suited to modern family living, whilst benefiting from an enviable location midway between Amersham and Little Chalfont.

Guide Price: £1,150,000

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Key Features

- Spacious detached family home in a quiet cul-de-sac
- One of just five similarly designed properties
- Four bedrooms and two bath/shower rooms
- Five versatile reception rooms
- Contemporary integrated kitchen with quartz worktops
- Principal bedroom with modern en-suite bathroom
- South-facing rear garden extending to approximately 52ft
- Garage and driveway parking for several vehicles
- Double glazing and gas-fired central heating
- Conveniently positioned between Amersham and Little Chalfont
- Excellent access to highly regarded schools and commuter links
- Well presented throughout.

The accommodation extends across two well-planned floors and is approached via a **large brick-paviour driveway** providing ample off-road parking for several vehicles, together with an integral garage complete with light and power. A covered columned porch opens into a **welcoming entrance hall** with generous storage, setting the tone for the excellent space and practicality found throughout the home.

The ground floor offers an impressive selection of reception space, including a bright and **spacious sitting room** with sliding patio doors opening onto the rear garden. The adjoining **dining room** connects seamlessly to a versatile **family/utility room**, flooded with natural light from two Velux windows and featuring fitted storage, utility facilities and French doors to the garden. Additional accommodation includes a **study**, a further **office/playroom**, and a **cloakroom**.

At the heart of the home is a **contemporary fitted kitchen**, offering a range of gloss-fronted soft-close units, quartz work surfaces, breakfast bar and integrated appliances including an AEG

induction hob, Bosch double oven and fridge freezer. A side door provides convenient access to both the front and rear gardens.

Upstairs, the **principal bedroom** benefits from an extensive range of fitted wardrobes and a **stylish en-suite bathroom** featuring a shower over bath, contemporary sanitaryware and striking quartz flooring. **Three further well-proportioned bedrooms**, all with fitted wardrobes and shelving, are served by a **luxurious family shower room** complete with a large walk-in shower, stone-effect porcelain tiling and modern vanity units. **A boarded and insulated loft space** is accessed via a ladder from the landing, providing useful additional storage.

Externally, the property enjoys a **delightful south-facing rear garden** extending to approximately 52 feet. Predominantly laid to lawn, the garden is enclosed and enjoys a high degree of privacy, being not directly overlooked to the rear. A full-width paved terrace provides an ideal setting for outdoor dining and entertaining, complemented by a mature array of flowers, shrubs and trees.

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Further benefits include double-glazed windows, gas-fired radiator central heating, fitted storage throughout and attractive landscaped front and rear gardens.

Location

The property occupies a highly convenient position between Amersham and Little Chalfont, both renowned for their excellent facilities and strong sense of community. Amersham-on-the-Hill offers comprehensive shopping including Waitrose, Tesco, Marks & Spencer Food Hall, cafés, restaurants and leisure facilities, whilst the picturesque surroundings of Old Amersham provide a wealth of character boutiques, historic inns and highly regarded restaurants.

The area is particularly popular with families owing to its outstanding educational provision, including Dr Challoner's Grammar School, Dr Challoner's High School, Chesham Grammar School, The Amersham School, Woodside Junior School, Elangeni School, Little Chalfont Primary School and St George's Church of England Infant & Nursery School.

Commuters are exceptionally well served, with Amersham Station approximately one mile away offering Metropolitan Line and Chiltern Railways services into London Marylebone, whilst nearby Chalfont & Latimer Station provides additional Underground and rail connections. The surrounding Chiltern countryside offers superb opportunities for walking, cycling, golf and other outdoor pursuits, providing the perfect balance between rural living and excellent transport connectivity.



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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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Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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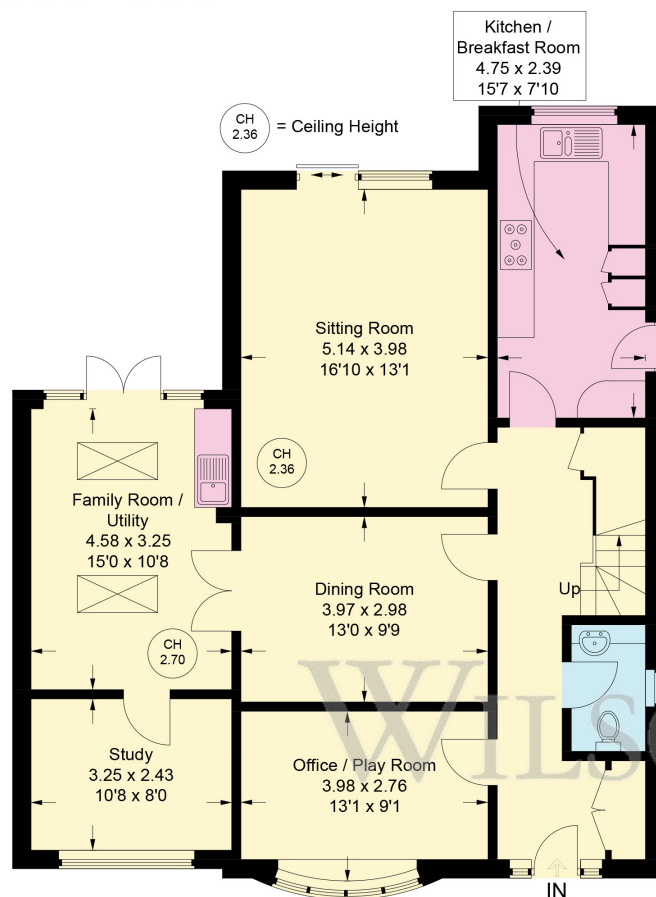
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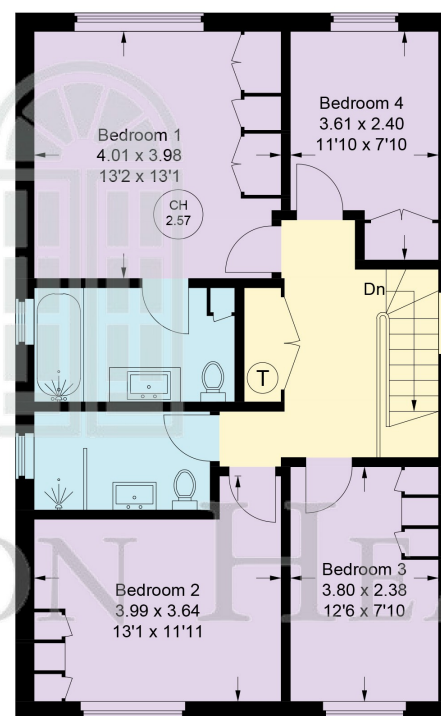
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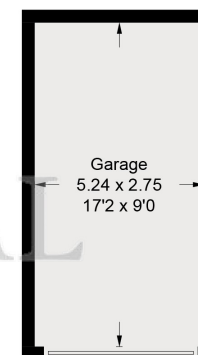


Ground Floor

Lime Tree Walk
Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 184.1 sq m / 1982 sq ft



First 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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