



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



4 Finch Lane
Little Chalfont
Buckinghamshire
HP7 9QH

Character three bedroom, three storey character cottage which dates back to the 1840's. Situated in a no through road in a quiet country lane within easy walking distance of farmland, woodland and local walks to: Old Amersham, Chalfont St Giles, access to the Chess Valley walk and South Bucks Way. Within walking distance of Little Chalfont village amenities and main line station

* Lounge * Kitchen * Conservatory/Dining Room * Three Bedrooms, Family Bathroom* Front Garden with gravel drive offering parking for two vehicles * Private cottage garden * Quiet no through road location *



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The local town of Little Chalfont offers a range of shopping facilities, restaurants and highly regarded schools. 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 are within a 5-mile radius of the property.

DIRECTIONS From our office in Little Chalfont turn left out of Burtons Lane proceeding straight across the mini roundabout towards Amersham on the White Lion Road (A404). At the first set of traffic lights turn left into Finch Lane (just before The White Lion Pub). The property can be found a little way down on the right hand side.

THE PROPERTY is approached over a shingle driveway with off road parking for two cars and Herbaceous border to one side. On entering the house through the stable door, the **sitting room** aspects the front of the property and features an open fireplace with brick hearth.

A storage cupboard houses the meter/consumer box. The adjacent **kitchen** aspects to the rear and has a range of base and eye level units with complimentary worktops and integrated 1½ bowl sink and drainer. There is a fitted electric hob and oven and a stainless steel canopy extractor unit. There is space for fridge, freezer, washing machine and dishwasher. A door leads into the glazed **conservatory/dining room** which has a door leading to the garden.

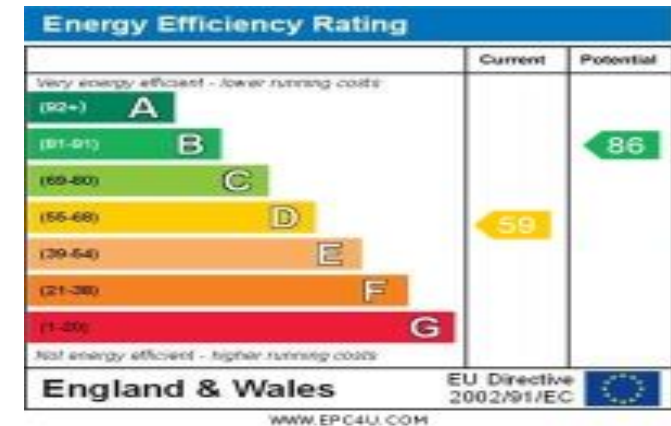
On the first floor there is a **family bathroom** with a white three piece suite. A cupboard housing hot water tank and a wall mounted central heating boiler. **The main bedroom** aspects to the front and has a built in floor and wall storage to alcove. Stairs lead from the landing to the second floor which has loft access with ladder to insulated and boarded loft space. **The second bedroom** has a front aspect and has a built in double wardrobe. **The third bedroom** has a velux window and a built in double wardrobe.

www.wilsonheal.co.uk

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The well established cottage style **west facing rear garden** has a terracotta paved courtyard area with herbaceous borders. Climber covered timber trellis opening to lawned area with flower and shrub borders. Variety of specimen plants which include magnolia and camellia. Timber storage shed to rear, timber gate offers rear access to the right of way. Outside tap.





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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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Approximate Gross Internal Area
Ground Floor = 38.9 sq m / 419 sq ft
First Floor = 26.4 sq m / 284 sq ft
Second Floor = 26.4 sq m / 284 sq ft
Total = 91.7 sq m / 987 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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