



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Chenies Avenue,
Little Chalfont
Buckinghamshire
HP6 6PP

Occupying a highly sought-after and well-established village location, this attractive detached character home, built in 1927, has remained in the same family ownership for over 60 years. Requiring modernisation, the property presents an exceptional opportunity for refurbishment, extension (subject to the necessary consents), or potential redevelopment. Set within a mature and private plot of approximately 0.32 acres, the property is ideally positioned within a short walk of Westwood Park, village shops, the station, and highly regarded local schools.

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Key Features

- Highly sought-after village location
- Detached character home built in 1927
- Excellent refurbishment and redevelopment potential (STPP)
- Short walk to Westwood Park
- Convenient for village shops, station and sought-after schools
- Four bedrooms, Two Bathrooms and first floor cloakroom
- Generous entrance hall with downstairs cloakroom
- Two reception rooms with original fireplaces
- Conservatory overlooking the rear garden
- Kitchen/breakfast room with separate utility room
- Double-length garage
- Large workshop
- Coach driveway with parking for several vehicles
- Mature 0.32-acre mature plot offering a high degree of privacy and seclusion

The Property

is approached via a sweeping coach driveway providing ample parking for several vehicles. **The front garden** enjoys excellent privacy, screened by mature hedging, trees, shrubs and established flower borders. Gated side access leads through to the rear garden. A part-colour leaded glazed door opens from the **entrance porch** into the welcoming **entrance hall**, which features a downstairs cloakroom and staircase rising to the first floor.

The **dual-aspect sitting room** enjoys views over the gardens and features the original tiled open fireplace, together with French doors opening into the conservatory. Overlooking the rear garden, the **conservatory** benefits from a sliding patio door leading outside and provides access to the substantial workshop. The **workshop** is equipped with light and power, and direct access to the rear garden. The **bay-fronted dining room** overlooks the front garden and retains its original brick-built fireplace.



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The **kitchen/breakfast room** is fitted with a range of base and wall-mounted units with complementary work surfaces, an inset one-and-a-half bowl sink and drainer, breakfast bar, Smeg five-ring gas range cooker with extractor hood, dishwasher, together with additional space for a fridge/freezer. Adjacent is a useful **storage area** housing the Worcester Greenstar boiler, with a door providing access to both the front and rear gardens. The **utility room** offers additional work surface space, shelving, and plumbing for a washing machine, with internal access to the double-length garage.

On the first floor, a turned timber staircase rises to the **landing**, which features a decorative leaded frosted-glass window, loft access via ladder to the large, insulated loft space (ideal for loft conversion stpp), a built-in airing cupboard, and a separate night cloakroom. The **principal bedroom** enjoys a bay window overlooking the front garden, fitted wardrobes and storage cupboards, and access to an en-suite shower room which has additional eaves storage space.



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The **remaining three bedrooms** are all well-proportioned and benefit from fitted wardrobes and storage, served by the **family bathroom**.

The **mature rear garden** is undoubtedly one of the property's standout features, offering a high degree of privacy and seclusion. Predominantly laid to lawn, it is beautifully framed by an abundance of mature trees, shrubs, flowering plants and established hedgerow borders. A crazy-paved patio provides an ideal space for outdoor seating and entertaining.

Location Little Chalfont is a highly regarded Buckinghamshire village, set within the Chiltern Hills, offering an excellent balance of rural charm and modern convenience. It is particularly popular with families and commuters due to its strong sense of community, outstanding schooling, and excellent transport links. The village benefits from Chalfont & Latimer station, which provides both Metropolitan Line and Chiltern Rail services, offering direct access into Central London, making it ideal for commuters. At the heart of Little Chalfont is a vibrant village centre, characterised by a range of independent shops and local businesses, including artisan cafés, restaurants, and a well-known gastro pub.

Everyday amenities are well catered for with a choice of convenience stores, creating a practical and self-sufficient environment for residents. For leisure and outdoor pursuits, the area is surrounded by beautiful countryside, including nearby Westwood Park and scenic walks into the Chess Valley, providing an abundance of green space and recreational opportunities.

The village is renowned for its excellent schooling, both state and independent. This includes the highly sought-after Dr Challoner's Grammar Schools (with the girls' school in Little Chalfont and the boys' school in nearby Amersham), along with a number of respected preparatory schools such as The Beacon School, Heatherton, and Chesham Preparatory School. Senior independent options are also available within a short drive. Nearby Amersham further enhances the offering with additional shopping, dining, and leisure facilities, including the Lifestyle Centre, which features a modern gym, swimming pool, and spa.

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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
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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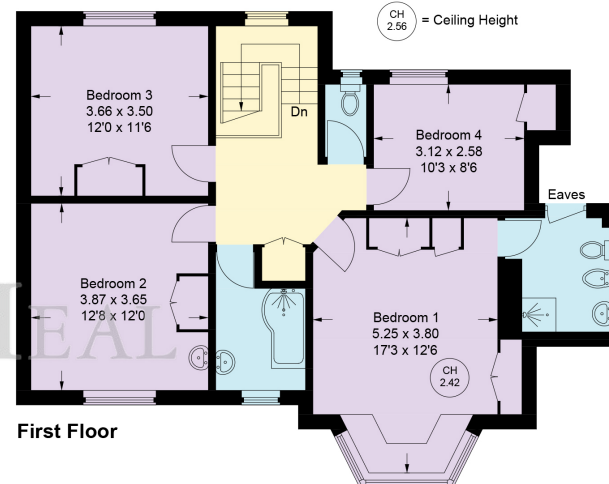
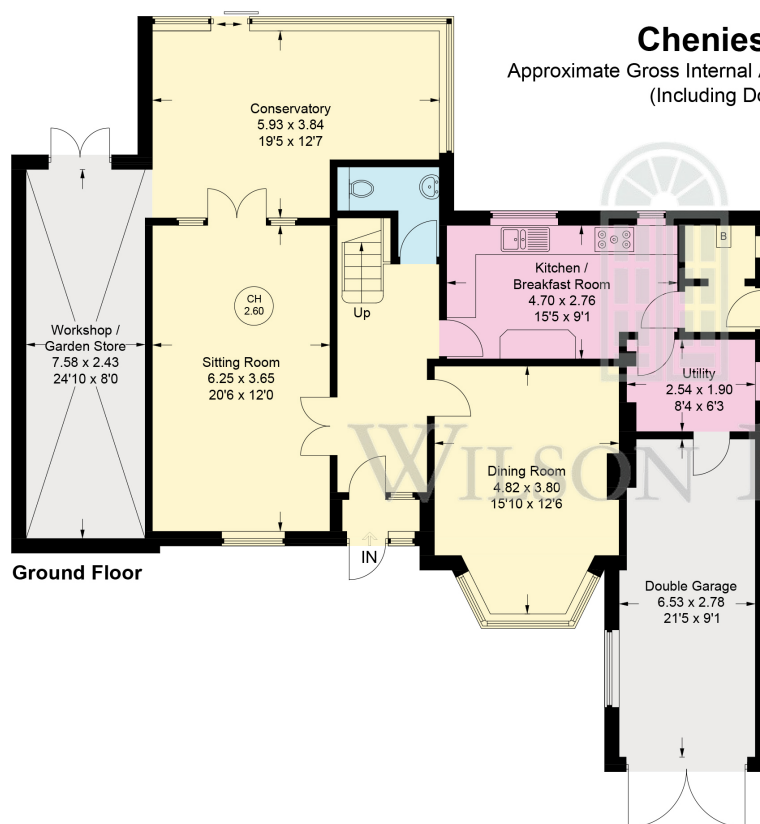


Chenies Avenue

Approximate Gross Internal Area = 220.5 sq m / 2373 sq ft
(Including Double Garage)



CH
2.56 = Ceiling Height



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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