



**WILSON HEAL**

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

Sales | 01494 764200  
Lettings | 01494 549966



**The Grove  
Parkfield  
Latimer  
Buckinghamshire  
HP5 1UE**

Spacious family home located on the delightful, unique, private estate of Latimer, offering four bedrooms and two bathrooms. The end of terrace property has been fully updated to a high standard, all within the past five years, this includes double glazing a new roof and large front drive offering off road parking for at least five vehicles. plus a single garage. The garden backs onto private woods and benefits from an open view to the side aspect. Parkfield Estate is approximately one mile from Little Chalfont village and the Main line station.

Council Tax F \* EPC D \* Service charge Circa £800.00 Per annum \*



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Paved drive with off road parking for several vehicles, various electrical points and an EV charger point, outside water tap. Access drive to the side to the single garage with light and power.

Entrance door to the hall with two storage cupboards, one housing the central heating boiler and other housing a drier. Wood effect laminate flooring flows through to the spacious Lounge/Diner which is double aspect with French doors to the garden. W.C with sink and window. The kitchen has a front and side aspect with a view over the open field area. Well fitted with contemporary units and granite work tops, including Miele induction hob, Wine fridge, and space and plumbing for other appliances including a washing machine. Ceramic tiled floor.

Turned staircase to landing area, loft access. Double door cupboard housing large linen store and Mega flow system.

Modern family bathroom, fully tiled with window to the side. Main bedroom with window to the front. Door to modern ensuite bathroom. Three further bedrooms plus a fully tiled family bathroom with shower bath complete the first floor.

Well maintained rear garden with grape vine covered Pergola, mainly laid to lawn. Hedging to rear and timber fencing to all boundaries, timber gate to garage and side access. View over private woods and far-reaching winter views over undulating fields.



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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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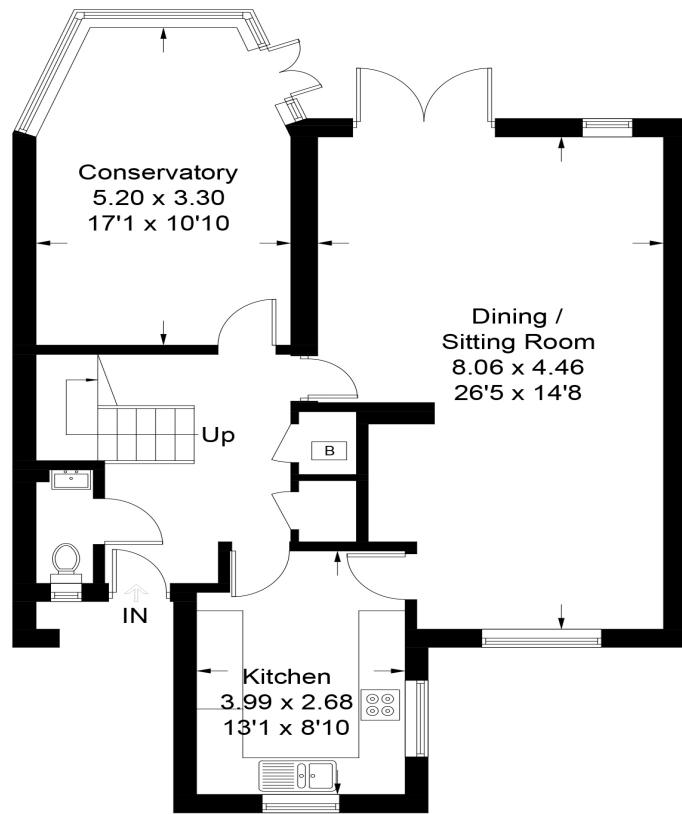
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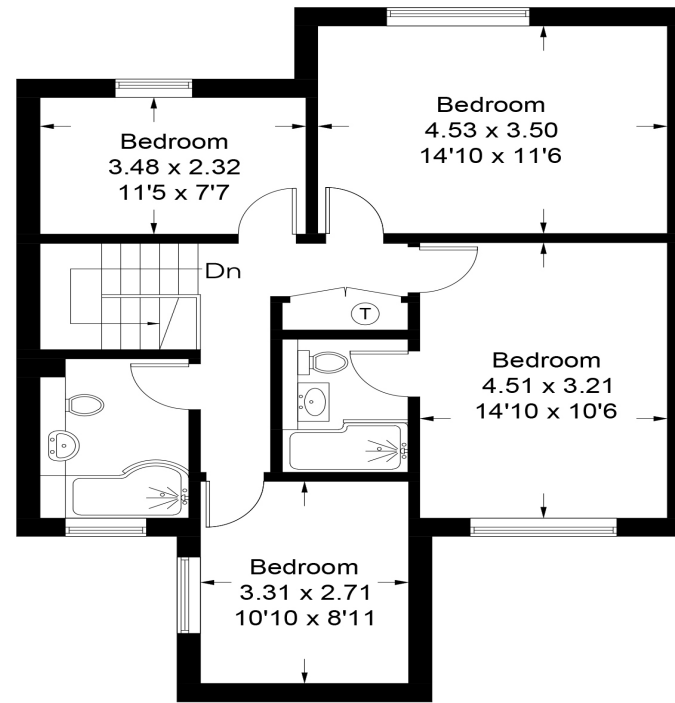
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## 19 The Grove

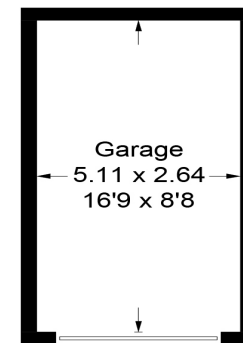
Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 159.7 sq m / 1719 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID931600)