



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Bedford Avenue
Little Chalfont
Buckinghamshire
HP6 6PS

Spacious extended three/four bedroom semi detached family home situated within a short walk of the Metropolitan & Main line station, village shops and highly regarded schools. Offering versatile accommodation, with excellent potential for further extension, benefits include, entrance porch and hall, three reception rooms, kitchen/breakfast room, three bedrooms, loft room/bedroom four, two bathrooms, well established garden, garage.

Guide Price: £850,000



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The Property: The property is approached via a brick paved drive with parking for several cars. The gardens to the front offers an abundant variety of mature flowers, shrubs, tree and hedgerow borders.

Entering the property through the porch, the hallway has an under-stair storage cupboard and stairs to the first floor landing. The sitting room features a character open fireplace with hearth and mantle with a bay fronted window aspect to front with fitted window seat. This room opens into the spacious dining room and on into the large kitchen/breakfast room. With an aspect onto the rear with sliding patio doors opening onto the rear garden, this spacious rooms features a high vaulted ceiling with plenty of natural light provided by velux windows. The kitchen benefits an ample range of base and eye level part glazed units with polished granite work surfaces and breakfast bar.

Appliances include an Integrated dishwasher and large fitted range cooker, space and

plumbing is provided for a washing machine and fridge/freezer.

Further cupboards house the central heating boiler and a large high pressure water tank. The study/bedroom has a vaulted ceiling with velux window. A door leads into the bathroom with a white four piece suite and a further door leads into the garage with velux windows, light and power. These three rooms combined offer excellent potential for conversion into a granny annexe.

On the first floor landing there is a spiral staircase leading to the attic room which is currently used as a bedroom and has ample eaves storage and a velux window. This room offers excellent potential and space to create a large bedroom with en-suite facility. Bedroom one aspects to the front and has fitted sliding cupboards and wardrobes while the third bedroom aspects to the front and second double bedroom aspects the rear. There is also a bathroom with a separate WC.

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The rear garden is mainly laid to lawn and offers a high degree of privacy being totally enclosed to all boundaries. There is an abundance of mature well established plants, flowers, trees and shrubs. Outbuildings include a greenhouse and timber cabin with light and power and fibre internet connection.



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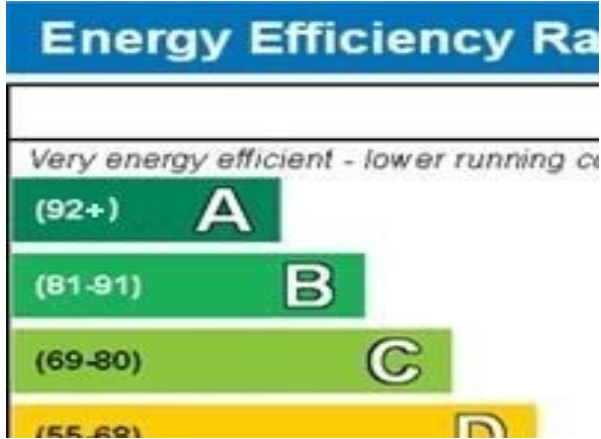




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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the 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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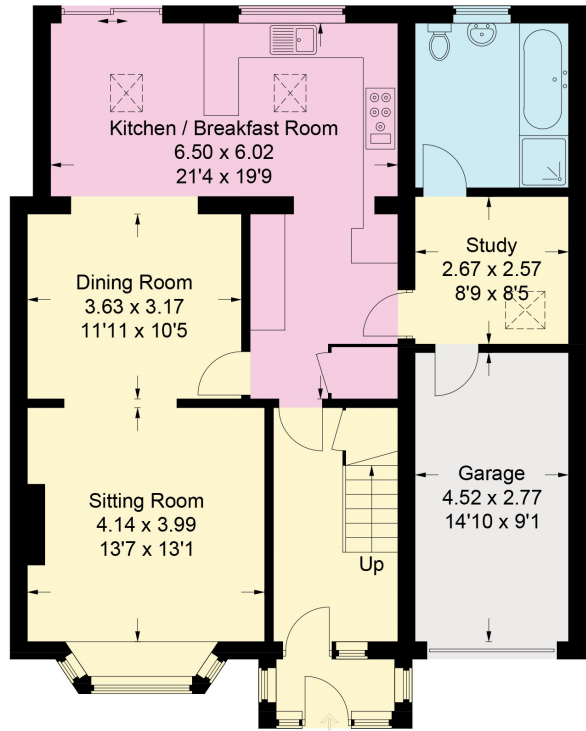


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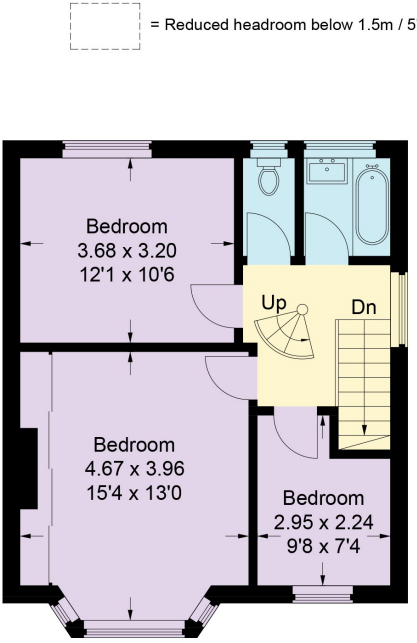
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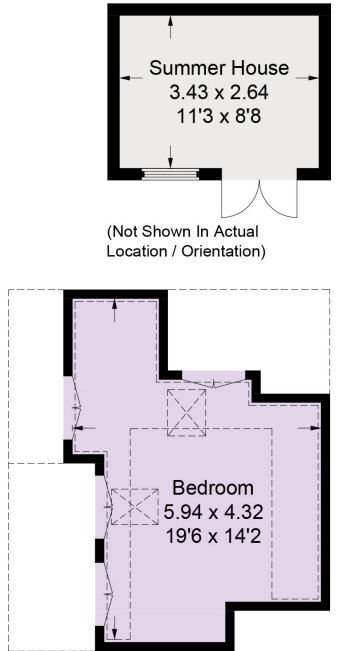
Approximate Gross Internal Area
Ground Floor = 101.6 sq m / 1,094 sq ft
First Floor = 48.7 sq m / 524 sq ft
Second Floor = 18.2 sq m / 196 sq ft
Summer House = 9.1 sq m / 98 sq ft
Total = 177.6 sq m / 1,912 sq ft



Ground Floor



First Floor



Second Floor

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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