



# WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Birkett Way  
Chalfont St Giles  
Buckinghamshire  
HP8 4BH

A delightful, extremely spacious and bright, three bedroom detached Bungalow situated in a quiet location in a sought after residential road off Burtons Lane. This unique property is extremely well presented to a very high standard and has been extended to offer family accommodation all on one level, with potential for loft rooms if required. Set in well landscaped, mature gardens to front and the South facing rear, with off road parking for several vehicles and a large, attached garage. Within a short walk to the village of Little Chalfont with the main line station, also within excellent school catchment areas.

Guide Price: £1,200,000



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**The Property:** Entrance door to brick-built porch with tall window to the side, ceramic flooring. Door to spacious hall with cloaks cupboard, W.C with vanity wash hand basin and window. Loft access with timber ladder, light and boarded.

Fully fitted kitchen with modern white units comprising floor and wall cupboards, large drawers, attractive granite worktops over with inset sink. The Bosch appliances include an electric double oven (includes microwave), dishwasher and gas hob. Space for American Fridge/Freezer. Grey wood effect flooring, door to the rear garden.

Door to the utility room which is fitted with modern units, sink and space for washing machine and drier. There is a Convenient access door into the integral garage which is a large single with large storage space area. Housing the utility meters, Gas central heating boiler and pressurised hot water tank, also the Electric consumer box.

The double width garage door is controlled remotely.

The attractive L shaped lounge/diner has large patio doors to two sides, onto the rear garden. An Apex ceiling with windows make the whole room light and airy. A log burner has a modern fireplace surround with black granite hearth. A fitted bookcase is along one wall.

Main bedroom has an Apex ceiling with window offers a dressing area with fitted wardrobes to two sides and door to an ensuite fully tiled wet room a modern sink and W.C. Obscure glazed window.

Bedroom two also has a dressing area with fitted wardrobes, a four-piece ensuite bathroom includes a bath, cubicle shower, W.C. and vanity unit sink. Bedroom three is currently used as a study/single bedroom. Front aspect.

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The well maintained front and rear gardens are a special feature of the property. The lawned area to the front has shaped herbaceous borders, with a variety of shrubs and flowers. The driveway has space for off road parking for several vehicles.

The immaculate South facing rear garden is mainly laid to lawn with large, shaped flower and shrub beds, filled with a huge variety of specimen plants offering colour throughout the seasons. A large patio area, pergolas and fish pond enhance this beautiful garden which is fully enclosed and secluded by the fencing and mature hedging, shrubs and trees. There is an integrated irrigation system in place, plus a water tap and outside security lighting. A timber gate and wrought iron gate offers access to both sides.



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**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.







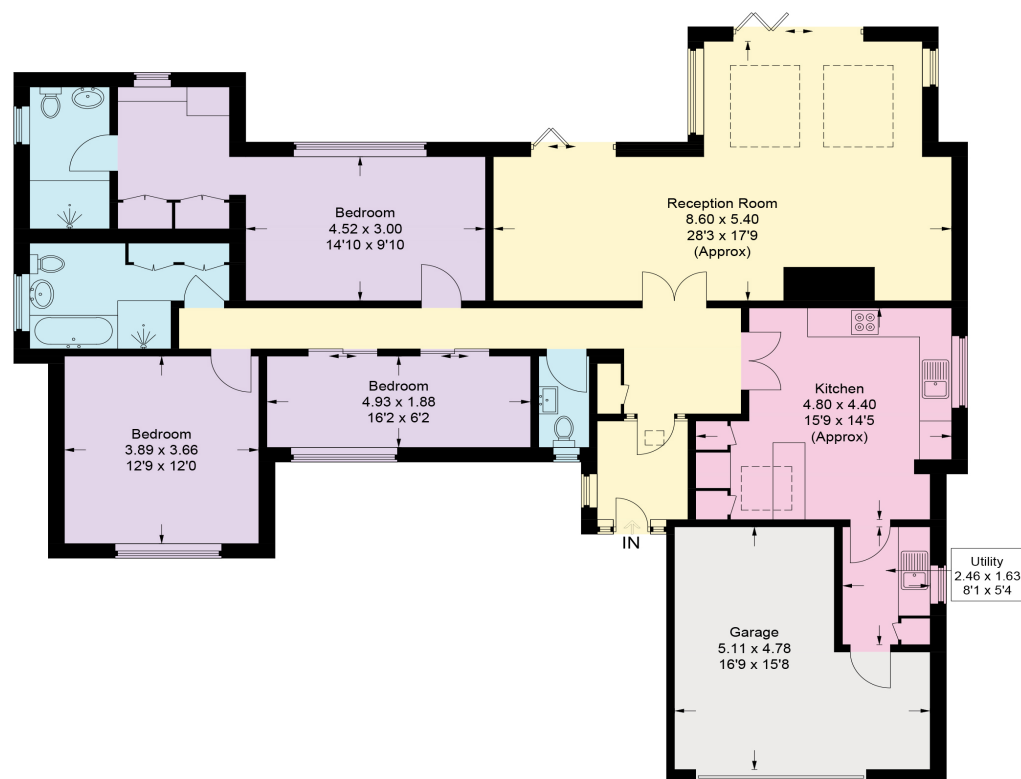
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## 1 Birkett Way

Approximate Gross Internal Area = 161 sq m / 1,733 sq ft  
(Including Garage)



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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