



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Farm Close  
Little Chalfont  
Buckinghamshire  
HP6 6RH

Spacious 4/5 bedroom extended family home situated in a highly desirable and extremely popular residential area. Presented to a high standard in a contemporary mode having undergone a complete refurbishment in 2019, this delightful home offers versatile accommodation with excellent potential for a ground floor annex conversion.

Located within a short walk of the village shops, station and highly regarded schools, the property warrants an immediate internal inspection.

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# WILSON HEAL

**Location:** Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property.

**DIRECTIONS:** From our Little Chalfont office turn right onto the A404 and continue under the railway bridge turning second left into Elizabeth Avenue. Take the second turning right into Westwood Avenue then first left into Farm Close.

**Accommodation:** \* Entrance Hall \* Living room \* Open plan living to kitchen/breakfast/family room \* Utility room \* 4 Bedrooms \* Study bedroom 5 \* Three bathrooms \* Off road parking for several vehicles \* West facing rear garden \* Cat 6 electric cabling throughout \*

**The Property:** Open porch to timber entrance door. Hall, small under stair storage. Solid timber flooring throughout the ground floor with underfloor heating to main living areas. Door to well fitted Utility area, plumbed for appliances, sink and work surfaces, tall storage cupboards to one wall. Cupboard housing Gas central heating boiler (Valiant) water tank with high pressurised water system. Window and door to side exit and garden.

Living room with large window to the front, attractive fireplace with mixed fuel log burner on black slate hearth. Opening to the spacious open plan living/kitchen/dining room. The high spec and well fitted kitchen benefits from a large array of contemporary units with many high standard features, which include a double Butler sink, integral dishwasher, bin unit, five ring gas hob (Neff) with extractor over and pan drawers under, high level electric oven (Neff) Quartz work surfaces. The large central Island/breakfast bar has further drawers and storage and a solid wood work top. Further tall storage cupboards to one wall with space for central American fridge/freezer. Sliding door to walk in pantry with shelving. Space for large table and chairs. Bi fold doors to rear garden. Triple Velux windows to raised ceiling. Sliding door to inner lobby area. Door to shower room, comprising walk in double shower with glazed screen, W.C and square wash hand basin, ceramic tiled flooring, window. Further door to study/bedroom 5, window and French doors to rear garden.

**Stairs to first floor:** Landing with window to the side, further staircase to 2<sup>nd</sup> floor. Three spacious bedrooms, two double and large single all with fitted robes. Family bathroom with tiled inset bath, shower over with glazed screen, vanity unit with wash hand basin, W.C. Attractive tiled floor and walls. Window.

**Second Floor:** Small landing area with window to side and door to main bedroom with attractive French doors and Juliet balcony. Triple velux windows to ceiling. Access to Eaves storage areas. Door to en-suite bathroom, stylish ball and claw bath with telephone style taps. Vanity unit with inset sink, W.C. Contemporary tiling to floor and walls. Obscure glazed window.

**Outside:** To the front is a drive way and further pebbled area offering off road parking. Side access via timber gate. The West facing rear garden is fully enclosed by timber fencing to all boundaries and offers complete seclusion. Paved patio area and shingled pathway. Mainly laid to lawn with further seating area. Large timber storage shed, outside lighting, water tap and several electric points.

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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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## 14 Farm Close

Approximate Gross Internal Area  
Ground Floor = 104.2 sq m / 1,122 sq ft  
First Floor = 46.5 sq m / 500 sq ft  
Second Floor = 42.9 sq m / 462 sq ft  
Total = 193.6 sq m / 2,084 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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