



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



**184A White Lion Road
Little Chalfont
Buckinghamshire
HP7 9NR**

Ideally situated within a short walk of the village shops, station and highly regarded schools, this well-appointed and spacious mid terrace four bedroom home is offered in a modern and contemporary style. Built in 2015 by New Home Estates, the house provides 1473 sq ft of well balanced accommodation on three floors and is offered with no upper chain. EPC C.

Benefits include, Entrance Hall, Bay Fronted Sitting Room, Large Open Plan Fully Integrated Kitchen/Dining Room opening into the Family/Sunroom * Cloakroom * Master Bedroom with En-Suite Shower Room, Three Further Bedrooms. Family Bathroom, Under Floor & Gas Central Heating * Off Road Parking for Two Cars * Mature Enclosed 81' Rear Garden * Short Walk to Village Shops, Station & Highly Regarded Schools *



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Directions: From our Little Chalfont office turn left proceeding over the roundabout onto the White Lion Road. The property is located almost opposite the zebra crossing on the right hand side.

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.

The Property: The property is approached over a brick paviour drive with parking for two cars. The covered porch has a wall mounted light and casement part glazed door leading to the the entrance hall. The bay fronted sitting room aspects the front of the property and has under floor heating. The large open plan Kitchen/Dining Room offers a range of modern soft close base and eye level units and drawers with ample work surfaces over. There is an inset stainless-steel 1¼ bowl sink unit with mixer tap and side drainer.

There are a number of built in Neff appliances which include built-in double oven and microwave, 4 ring gas hob with Neff extractor hood over, integrated fridge, freezer, washing machine, tumble dryer and dishwasher. Wall mounted gas central heating boiler. Ceramic tiled floor with under floor heating. The room opens into the Family/Sunroom which is of glazed construction with a vaulted ceiling and French doors to garden. This room also benefits from under floor heating. The cloakroom has a white suite with WC, wash hand basin set in vanity unit, ceramic tiled floor, under floor heating, storage cupboard and heated chrome ladder style radiator.

On the first floor there is an airing cupboard housing the hot water cylinder and slatted shelving. The master bedroom aspects to the front of the property and has a range of built in wardrobes. The En-Suite shower toom has a tiled shower cubicle, wc and wall mounted wash hand basin. Ceramic tiled walls, extractor fan and chrome ladder style radiator.

Bedrooms three and four both aspect the rear of the property. The family bathroom has a white suite which comprises of a panel enclosed bath with wall mounted shower, WC and wall mounted wash hand basin, part tiled walls, ceramic tiled floor, extractor fan and chrome ladder style radiator.

Stairs lead from the landing to the second floor bedroom which has two velux windows aspecting the rear and eaves storage space.

Outside the property the rear garden extends to approximately 81' and is totally enclosed to all boundaries with wood panel fencing. The majority of the garden is laid to lawn with a variety of flowers, shrub and hedgerow borders. Paved patio area with outside lighting. Garden shed.

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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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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100)	A
(81-91)	B
(69-80)	C
	D



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White Lion Road, Little Chalfont

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
(Including Eaves)



Floor Plan produced for Wilson Heal by Media Arcade ©.
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.