



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Glendevon House
Park Grove
Chalfont St Giles
Buckinghamshire
HP8 4BG

Situated in an extremely desirable and well established quiet, private tree lined road, 'Glendevon House' is a spacious six bedroom detached home offering well balanced and versatile accommodation. With excellent potential for further extension and loft conversion, the property benefits from a totally private and well established south facing garden. Ideally located within a short walk of Little Chalfont village, Chalfont and Latimer Station and highly regarded schools.

Guide Price: £1,750,000



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Benefits include: * Spacious light and airy reception hall * Cloakroom * Large open plan Kitchen/Breakfast room * Utility room * Four reception rooms * Main bedroom with en-suite bath/shower and dressing room * Five further bedrooms * Guest en-suite and family bathroom * Stairs to large loft space offering excellent potential for conversion * Gas radiator central heating * Double garage * Totally enclosed and private south facing rear garden *

Location: Park Grove is a quiet and well established residential 'no through road' conveniently situated off Burtons Lane within a short walk of the popular village of Little Chalfont. The village offers a vibrant shopping parade of restaurants and shops, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Baker Street and the City.

The Property: The property is set back in a quiet cul de sac of just two properties and is approached via a private shared roundabout giving the property a high degree of privacy. The brick paved driveway offers parking for several cars and there is access to the double garage.

Ground Floor: The bright and airy reception hall is entered by a part glazed oak door with glazed side panels and features a roof lantern letting in plenty of natural light. The polished oak wood flooring continues throughout the hallway and into the dining room. Downstairs cloakroom. There are four reception rooms with the study aspecting the front and side of the house. The sitting and family rooms aspect to both front and rear and have interconnecting folding doors offering versatility for either private time or open plan entertaining.

The sitting room has a feature coal effect gas fire and fireplace surround and connecting doors to the family room which has French doors to the garden.

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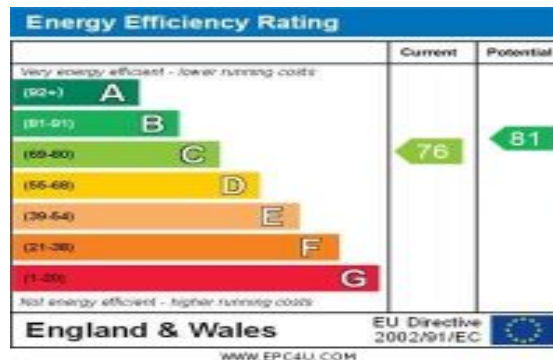
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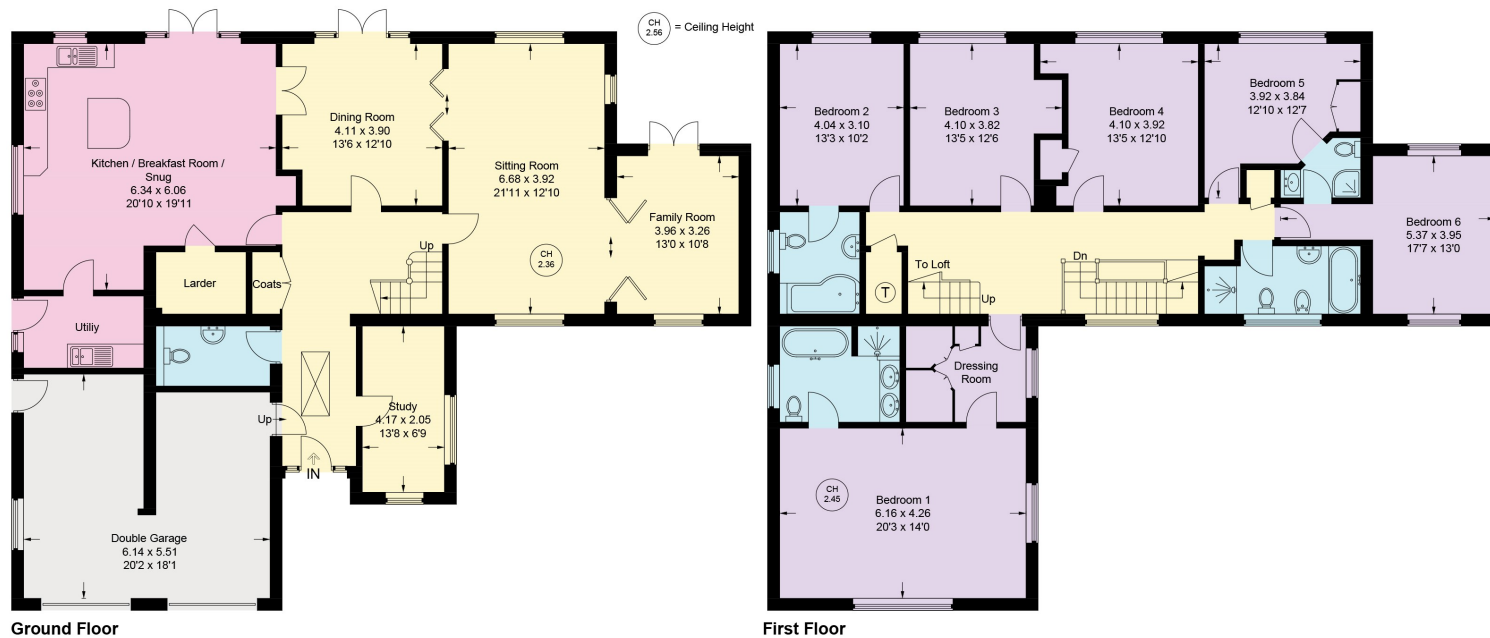
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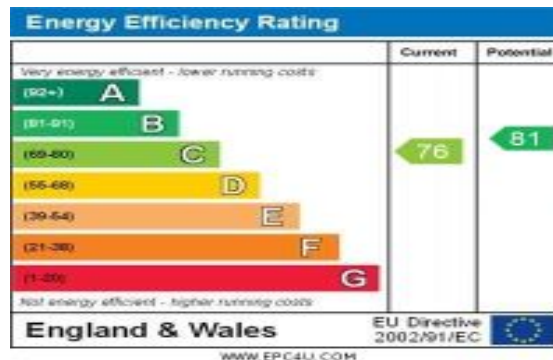
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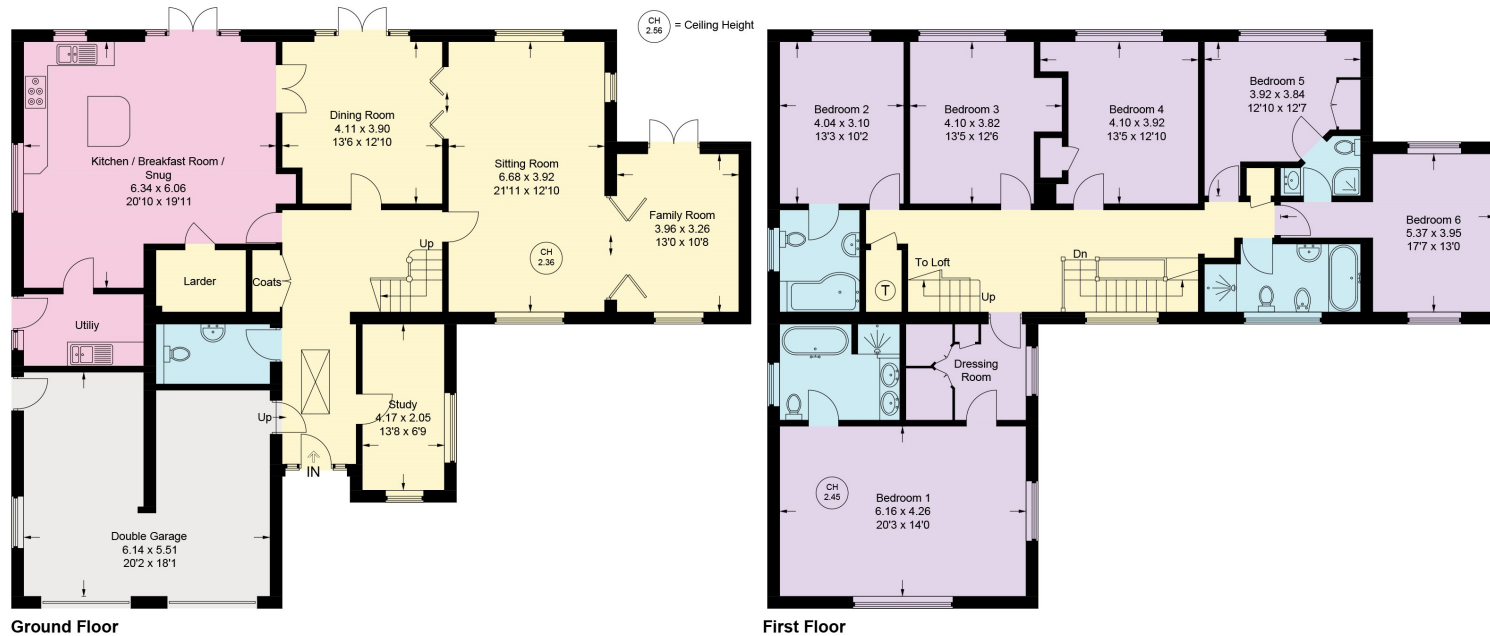
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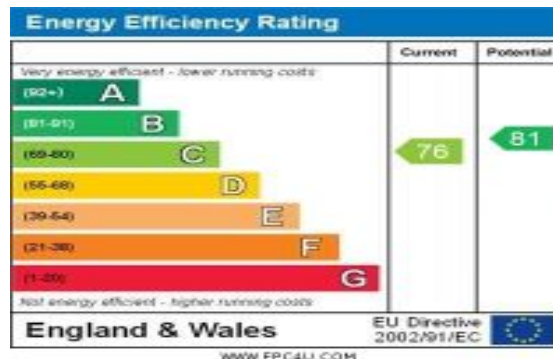
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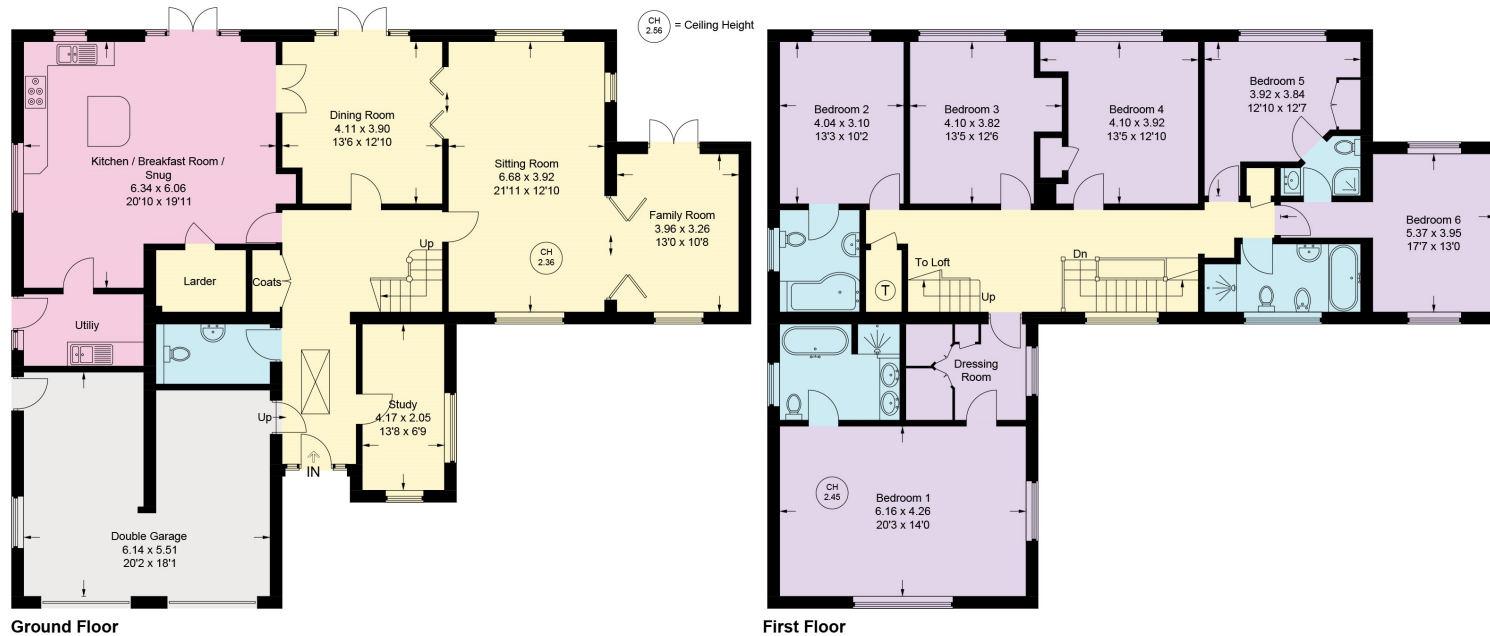
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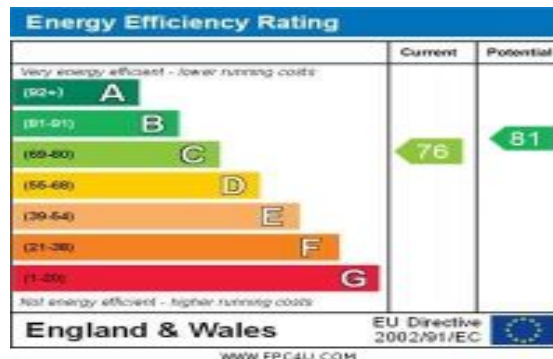
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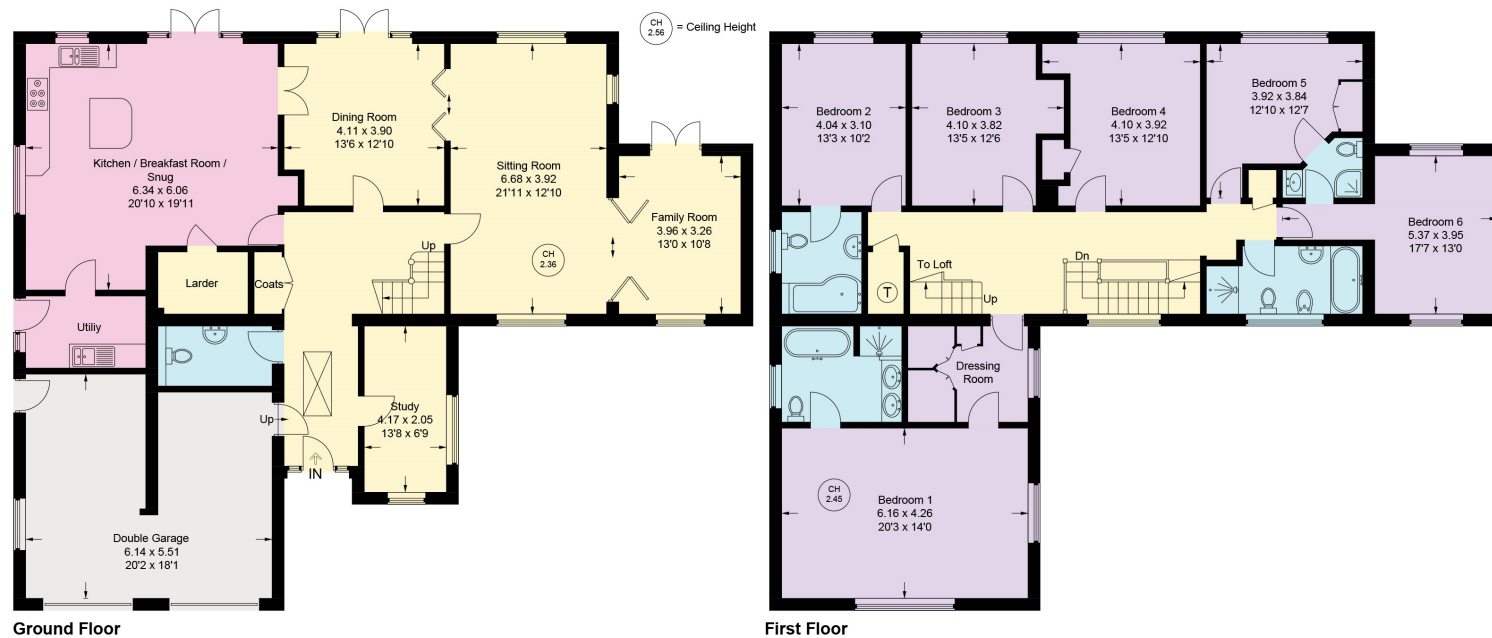
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Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966

Park Grove

Approximate Gross Internal Area = 328.6 sq m / 3537 sq ft
(Including Double Garage)



Floor Plan produced for Wilson Heal by Media Arcade ©.
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Glendevon House
Park Grove
Chalfont St Giles
Buckinghamshire
HP8 4BG

Situated in an extremely desirable and well established quiet, private tree lined road, 'Glendevon House' is a spacious six bedroom detached home offering well balanced and versatile accommodation. With excellent potential for further extension and loft conversion, the property benefits from a totally private and well established south facing garden. Ideally located within a short walk of Little Chalfont village, Chalfont and Latimer Station and highly regarded schools.

Guide Price: £1,750,000



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Benefits include: * Spacious light and airy reception hall * Cloakroom * Large open plan Kitchen/Breakfast room * Utility room * Four reception rooms * Main bedroom with en-suite bath/shower and dressing room * Five further bedrooms * Guest en-suite and family bathroom * Stairs to large loft space offering excellent potential for conversion * Gas radiator central heating * Double garage * Totally enclosed and private south facing rear garden *

Location: Park Grove is a quiet and well established residential 'no through road' conveniently situated off Burtons Lane within a short walk of the popular village of Little Chalfont. The village offers a vibrant shopping parade of restaurants and shops, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Baker Street and the City.

The Property: The property is set back in a quiet cul de sac of just two properties and is approached via a private shared roundabout giving the property a high degree of privacy. The brick paviour driveway offers parking for several cars and there is access to the double garage.

Ground Floor: The bright and airy reception hall is entered by a part glazed oak door with glazed side panels and features a roof lantern letting in plenty of natural light. The polished oak wood flooring continues throughout the hallway and into the dining room. Downstairs cloakroom. There are four reception rooms with the study aspecting the front and side of the house. The sitting and family rooms aspect to both front and rear and have interconnecting folding doors offering versatility for either private time or open plan entertaining.

The sitting room has a feature coal effect gas fire and fireplace surround and connecting doors to the family room which has French doors to the garden.

The dining room also has connecting doors to the sitting room and French doors open into the large open plan kitchen/breakfast room. The kitchen is a dual aspect room with French doors onto the rear garden. Fitted with a range of base and eye level soft close units with under cupboard lighting, central island with breakfast bar and complimentary granite work surfaces. Walk in larder with limestone floor. Fitted Rangemaster Professional range cooker with 5 ring gas hob and double oven and extractor hood over. There is also an integrated dishwasher and space and plumbing for water fed fridge/freezer.

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The utility room has fitted units, sink and drainer, plumbing for washing machine, limestone flooring and door to side access.

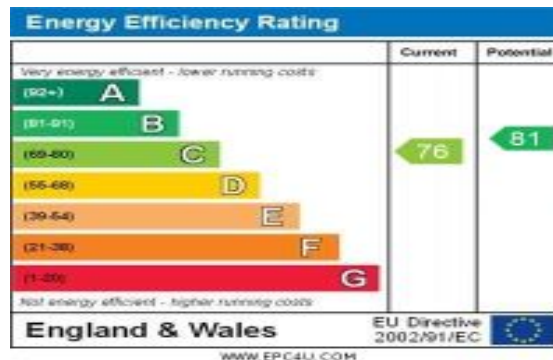
On the first floor, the spacious landing has built in airing cupboard and a staircase giving access to large, boarded loft space offering excellent potential for conversion (SSPP).

There are six bedrooms in total with the large main suite benefitting a modern well appointed bathroom with feature roll top bath, large walk in shower and twin bowl wash hand basins with vanity base unit with drawers and cupboard space. Dressing room area with fitted wardrobes, cupboards and drawers. There are five further bedrooms with two of the rooms benefitting a jack and jill shared shower room. The modern five piece family bathroom suite comprises roll top bath, large walk in shower, wc, wash hand basin and bidet.

Outside the property, the gardens extend to three sides of the house with the majority of the side and rear garden being laid to lawn. The south facing rear garden offers total privacy with an abundant variety of high hedgerow, flowers, shrub and tree borders.

There is a large decking area to the rear with further decking along the back and side of the property. There is gated access to the front of the property from both sides.

The double garage has twin electric up and over doors with light and power and an internal door to the hallway.



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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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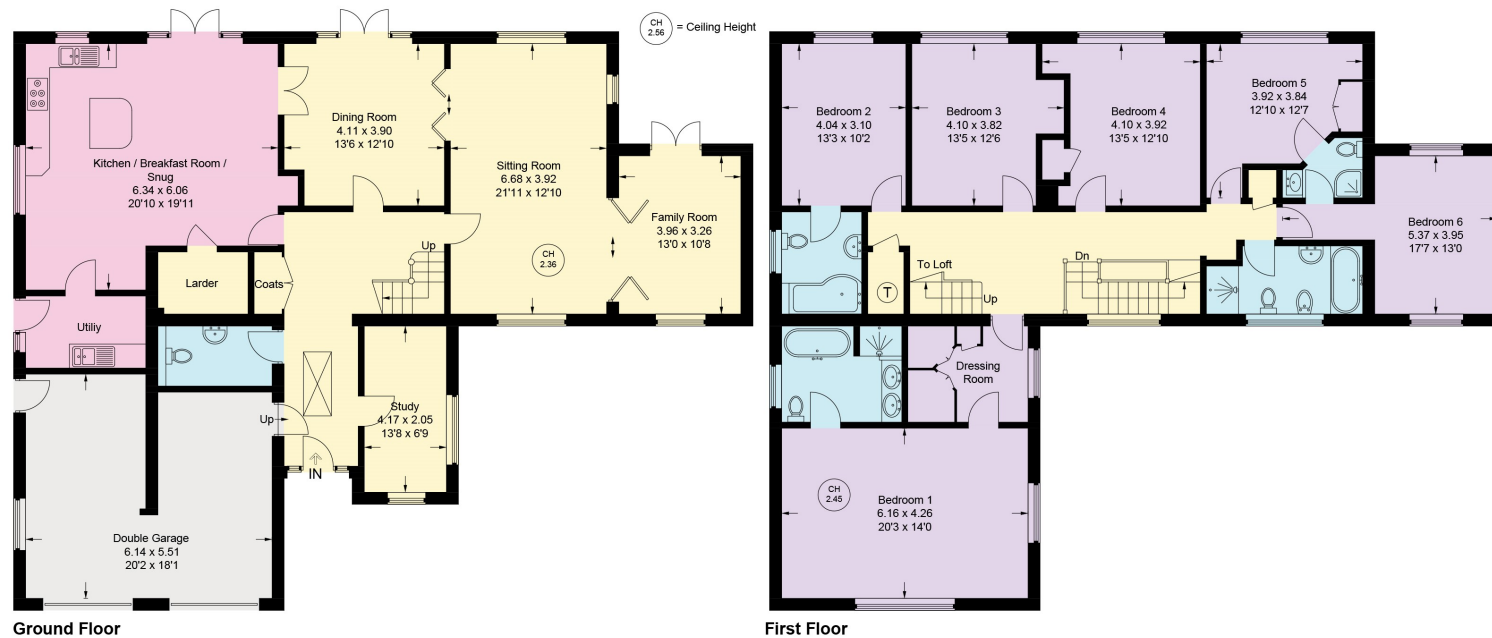
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