



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



Russell Close
Little Chalfont
Buckinghamshire
HP6 6RE

Character detached bungalow ideally situated in a quiet residential cul de sac, just a few minutes' walk from the Main line station, shops and highly regarded schools. Offered with vacant possession the property benefits from, entrance hall, sitting/dining room, kitchen, two double bedrooms, bathroom, double glazed windows, gas radiator heating, integral garage with driveway parking, enclosed private garden.

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Location: Little Chalfont offers a range of shopping facilities, restaurants, highly regarded 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 gives access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 4-mile radius of the property.

The property: Approached over driveway with steps up to the front door, the entrance hall has a built in cloaks cupboard and loft access. The spacious dual aspect sitting/dining room features an ornamental brick built fireplace with hearth and mantle. A bay window aspects to the front while sliding patio doors from the dining area opens onto the rear garden.

The kitchen aspects the rear with external door to side and garden. Offering a range of fitted bases and eye level units with inset stainless steel sink and drainer and complimentary work surfaces. There is recess plumbing for washing machine and space for cooker and fridge/freezer.

The main bedroom has a bay window and aspects the front of the property. Benefitting from a range of fitted wardrobes as does the second bedroom which has an outlook onto the rear garden. The bathroom suite has an enclosed panel bath with mixer tap and shower attachment, wc, pedestal wash hand basin and part tiled walls.

OUTSIDE Drive to single integral garage with 'Worcester' central heating boiler (installed in 2024).

The front garden is mainly lawned with a variety of herbaceous borders and mature shrubs. The manageable and private rear garden is mainly laid to lawn and is totally enclosed with fence panel and mature flower and shrub borders. There is a full width patio area with pathway access through gate to the front of the property.

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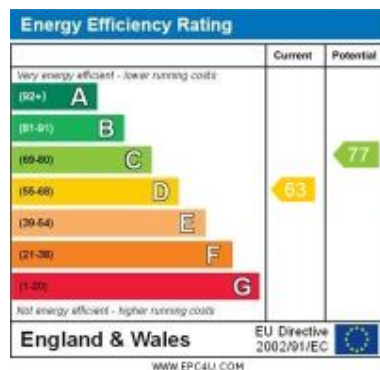
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the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



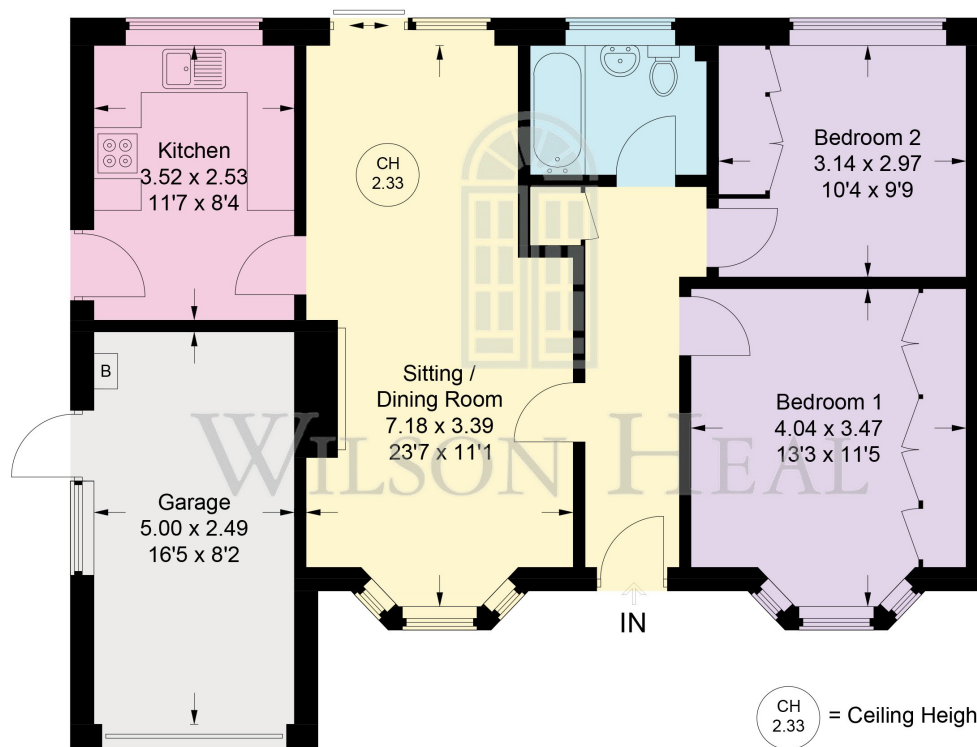
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Approximate Gross Internal Area = 67.5 sq m / 726 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 80.4 sq m / 865 sq ft



Ground Floor

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.

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