



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



19 Charsley Close,
Little Chalfont,
Buckinghamshire,
HP6 6QQ

Three bedroom semi-detached home situated in a quiet close within a short distance of the village shops, station and highly regarded schools. With excellent potential for extension and improvement.

The property benefits from: Entrance Hall, Two Reception Rooms, Kitchen, Utility Room, Three Bedrooms, Bathroom Suite, Large Garden, Detached Garage, Garden store. Gas Radiator Central Heating, Double Glazing.

GUIDE PRICE £515,000

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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 Aldgate 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 To the front of the property there is a gated driveway with parking for several vehicles and access to the detached garage. To the front of the property is a lawned area. Entering the hallway there are doors that lead to both the kitchen, utility room and dining room. The dining room has a bay window to the front and attractive tiled open fireplace. The lounge has patio doors opening onto the rear garden. The kitchen has a dual aspect to the rear and side and offers a range of base and eye level gloss fronted kitchen units offering ample storage.

There is a Neff Oven and grill, electric hob, plumbing for dishwasher, sink and drainer. Space for fridge freezer. The utility room has further space for a fridge freezer and tumble dryer. There is a side door that gives access to the side.

Stairs lead to the first floor landing which has loft access, cupboard housing the Vaillant central heating boilerot water tank and a further cupboard offering useful storage. There are two double bedrooms and a further single. The fully tiled family bathroom has a bath with glazed screen, wall mounted power shower, wc and wash hand basin inset vanity unit.

To the rear of the property is a large garden (circa 100 feet) with brick-built detached garage with up and over door and large attached garden store. The garden has a patio area and the rest is laid to lawn boarded by mature hedging and timber fence to rear.



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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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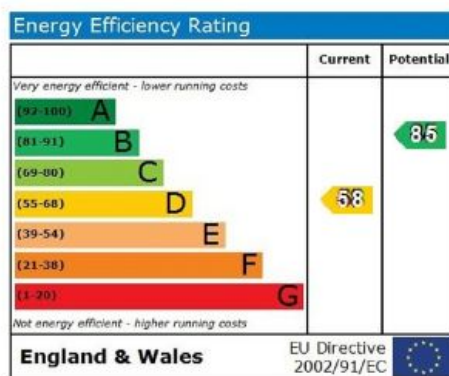


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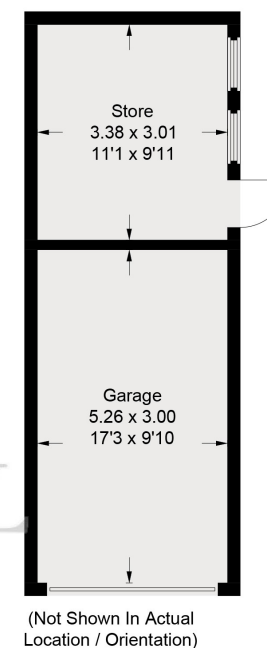
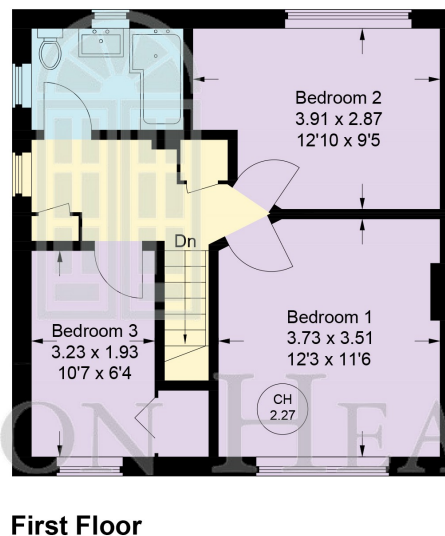
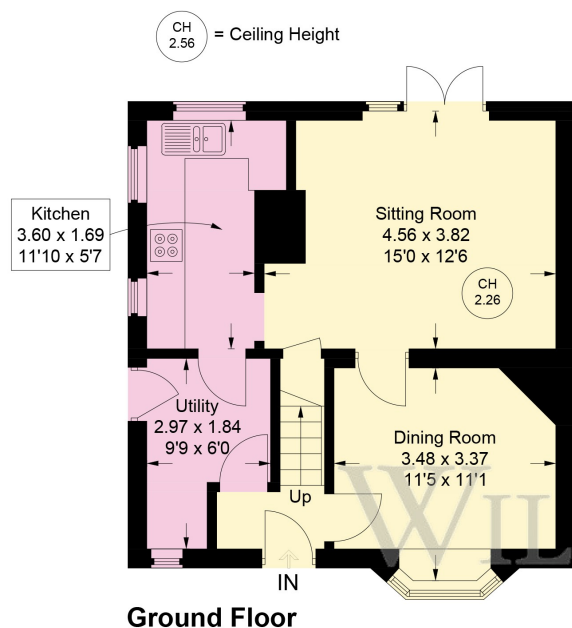
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Charsley Close

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
Garage / Store = 25.9 sq m / 279 sq ft
Total = 113.5 sq m / 1222 sq ft



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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