



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



3 Brayfield Close
Little Chalfont,
Buckinghamshire,
HP8 4FB

Situated in a quiet and private no-through road off Burtons Lane, this modern mid-terrace property is presented to a very high standard and offers spacious contemporary accommodation.

Being only a short walk of Little Chalfont shops, station and highly regarded schools, the property benefits from Entrance Hall, Modern Fully Integrated Kitchen, Living/Dining Room, Three Bedrooms, Modern Bathroom Suite, Gas Radiator Heating, Double Glazing, Garden, Two Allocated Parking Spaces, Visitor Parking Spaces.

GUIDE PRICE £725,000



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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 Aldgate and Marylebone. Junction 18 of the M25 motorway gives 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 Burtons Lane taking the first left turning onto Brayfield Lane. On entering the development keep to the right, continuing onto Brayfield Way and take the first turning on the left onto Brayfield Close.

The Property is approached through an open canopied porch with part glazed casement door to the **entrance hall** which has a dark oak wood effect floor and fitted open fronted storage cupboards. There is further storage in the understairs cupboard which houses the gas and electric meters. **The cloakroom** has a modern suite with wc, wash hand basin and part tiled walls.

The living/dining room aspects the rear of the property and has a dark oak wood effect floor and French doors opening onto the rear garden. **The fully integrated kitchen** benefits from a range of modern white high gloss base and eye level units with inset 1½ bowl sink and drainer with mixer tap, complimentary wood effect works surfaces with splashbacks, under cupboard lighting and tiled flooring. A further cupboard houses the 'Potterton' central heating boiler. Integrated appliances include 'Zanussi' 4 ring gas hob with aluminium splashback and extractor hood, double oven, fridge freezer, washing machine and dishwasher.

On the first-floor landing there is a storage cupboard with slatted shelving and a fully boarded and insulated loft space accessed via loft ladder. There are three bedrooms with two of the double rooms benefitting from fitted wardrobes. **The family bathroom** has a modern white suite with panel bath, with mixer tap and shower attachment, glazed shower screen, low level wc, pedestal wash hand basin, part tiled walls and floor.



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The rear garden is totally enclosed with wall and fence panel borders. Being mainly laid to lawn, there is a full width paved patio area and path leading to the bottom of the garden where there is a garden shed and gated access which takes you round to the front of the property.

At the front of the property there are two allocated parking spaces and further visitor parking spaces available.

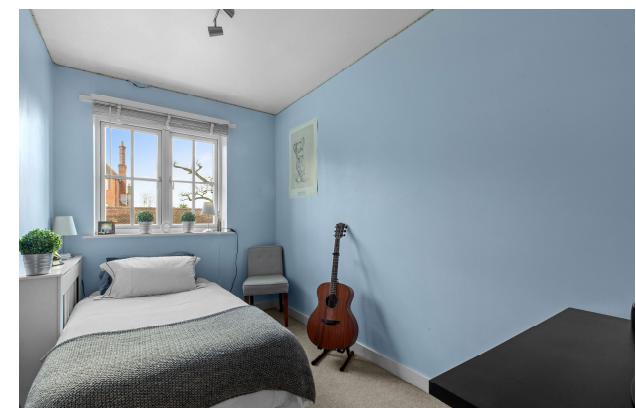


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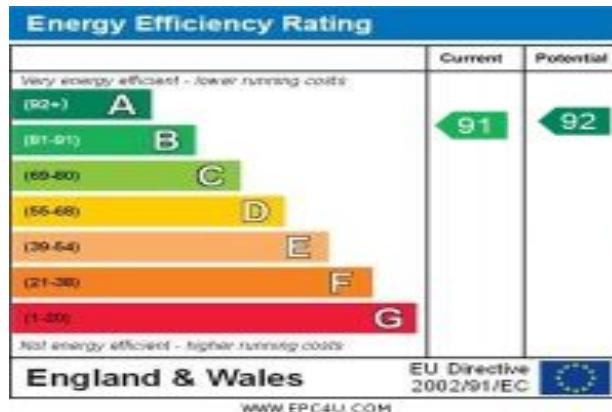
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the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

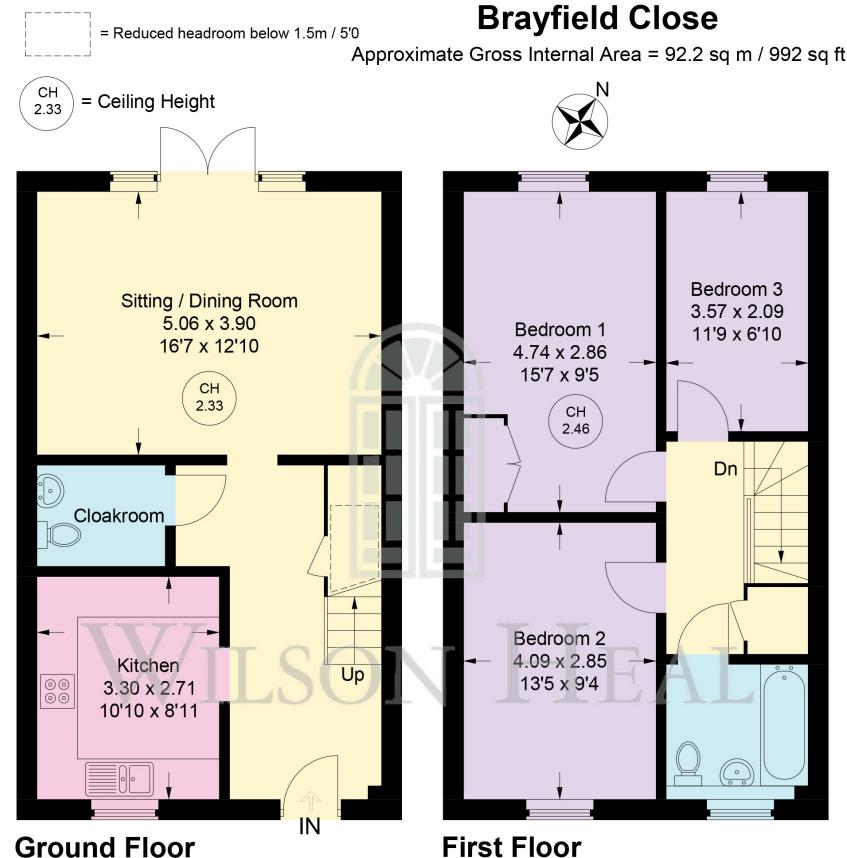


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Floor Plan produced for Wilson Heal by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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