



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966



Pavillion Way
Little Chalfont
Buckinghamshire
HP6 6QA

Ideally situated within a short walk of the village shops, station and highly regarded schools, this spacious first floor maisonette offers well-presented accommodation in a quiet cul de sac location.

The property benefits from its own entrance, sitting room, modern kitchen, two bedrooms, modern bathroom, gas radiator heating, double glazed windows, two allocated parking spaces. Gated outdoor rotary clothes drying area.

Service Charge £529.50 (01/04/2025 - 31/03/2026)
- Ground Rent £25 (01/04/2025 - 31/03/2026)
Leasehold - EPC rating: C.
Council Tax Band: C

www.wilsonheal.co.uk



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Location: The local village of 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 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.

The property is entered through the part glazed UPVC front door into the entrance hall. Stairs lead up to the first floor. The hallway has a built-in cloaks cupboard and hinged access to the loft space which is fully insulated and part boarded. The sitting room aspects to the rear.

The kitchen benefits from a modern range of white high gloss base and eye level units with complimentary laminated work surfaces and inset 1½ sink and drainer. There is an integrated 4 ring gas hob and oven with extractor hood, recess plumbing for washing machine and space for fridge freezer. A cupboard houses the 'Main Eco Elite' central heating boiler. Part tiled walls and floor.

There are two bedrooms and a modern white bathroom suite benefitting from a 'P' Shaped bath with mixer taps and hand shower, fitted glass shower screen, pedestal wash hand basin, low level W.C, part tiled walls and extractor fan.

OUTSIDE To the front of the property there are two allocated parking spaces and communal gardens surrounding the property. There is also an enclosed clothes drying area.



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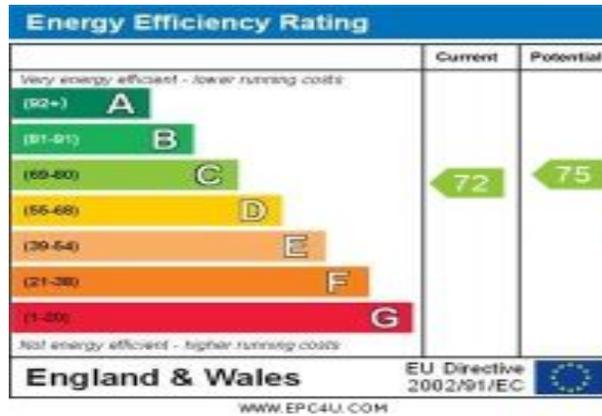


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the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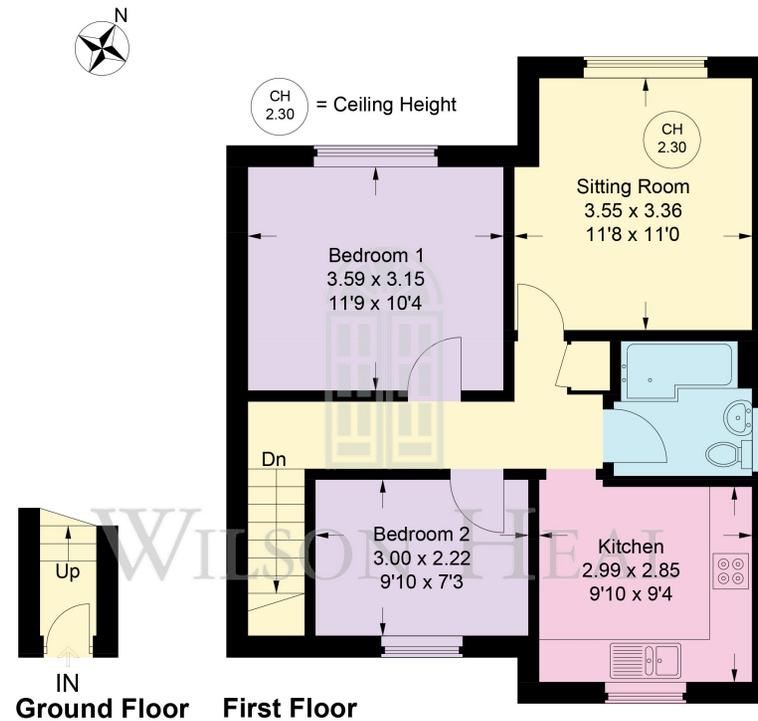


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Pavilion Way

Approximate Gross Internal Area = 54.0 sq m / 581 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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