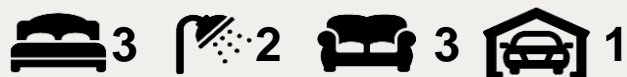



binks
estate agent

Village Way

Little Chalfont • Buckinghamshire

Village Way, Little Chalfont, Buckinghamshire



 **0.458 Acres***

A charming three bedroom detached property built in 1925, surrounded by delightful mature gardens in a highly desirable and sought-after location in the heart of Little Chalfont. This idyllic plot of just under half an acre offers an exclusive development opportunity, subject to Planning Permission.

ENTRANCE LOBBY • DOWNSTAIRS CLOAKROOM • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • GARDEN ROOM • MASTER BEDROOM WITH ENSUITE SHOWER/DRESSING ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM • DETACHED SINGLE GARAGE • GAS CENTRAL HEATING • DOUBLE GLAZING • MATURE GARDENS • QUIET LOCATION IN THE HEART OF THE VILLAGE

Directions: From Chalfont and Latimer Underground Station, head west on Station Approach towards Chalfont Station Road (A404). At the 'T' junction turn right then immediately left onto Village Way. Continue on Village Way for approximately 130m. The property is located on the right-hand side of the road.

View Map (link to rear page):



View Property Film (link):



Post Code:

HP7 9PU

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Little Chalfont is one of a group of villages known collectively as The Chalfonts which also comprises Chalfont St Giles and Chalfont St Peter. Little Chalfont is a popular village set within Green Belt countryside.



There is an excellent selection of schooling in both the state and private sectors, together with an extensive choice of leisure activities. There is a wide range of community and social amenities including a library, doctor's surgery, optician and dentists.



Chalfont and Latimer London Underground Station (Zone 8) provides convenient links to Central London via the Metropolitan and Main Chiltern Line (Baker Street 50 minutes approx. and London Marylebone 39 minutes approx.).



The M40 and M25 are a short drive and provide easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.



Council Tax – Chiltern District Council - Band G (2,706.87 for the period April 2016 – March 2017).

THE ACCOMMODATION COMPRISES:-

FRONT - Gravel driveway bordered by mature gardens, screened by trellis covered with climbing roses. Mature fruit trees, fruit bushes and flower beds. Paved area to front of property with access to rear garden on both sides. Brick step to wooden front door.

ON THE GROUND FLOOR:

ENTRANCE HALL - Cupboard housing gas meter. Doors to Downstairs Cloakroom, Dining Room and Sitting Room. Ceiling light. Radiator. Carpet.

CLOAKROOM - Originally the Gardener's Toilet with rear door to garden. White suite comprising high level WC and wall mounted hand basin. Ceiling light. Radiator. Carpet.

SITTING ROOM - Ledged and braced door from hallway. Original brick open fireplace. Dual aspect with window to side and windows to garden. Beamed ceiling. TV and telephone point. Two ceiling lights. Two radiators. Continuation of carpet from hall. Door to Garden Room.

DINING ROOM - Ledged and braced door from entrance hall and matching door leading to kitchen. Dual aspect with bay window to front. Built-in mirrored display cabinet with glass shelving. Ceiling light. Radiator. Carpet.

KITCHEN - Range of pine wall and base units. AEG gas hob with extractor above. John Lewis electric oven. Space for washing machine, dishwasher and fridge/freezer. Stainless steel single drainer one and a half bowl sink with chrome mixer tap. Telephone point. Ideal Classic boiler housed in matching cupboard. Part-glazed side door to garden and fully glazed door to Garden Room. Spotlights. Radiator. Tiled floor.



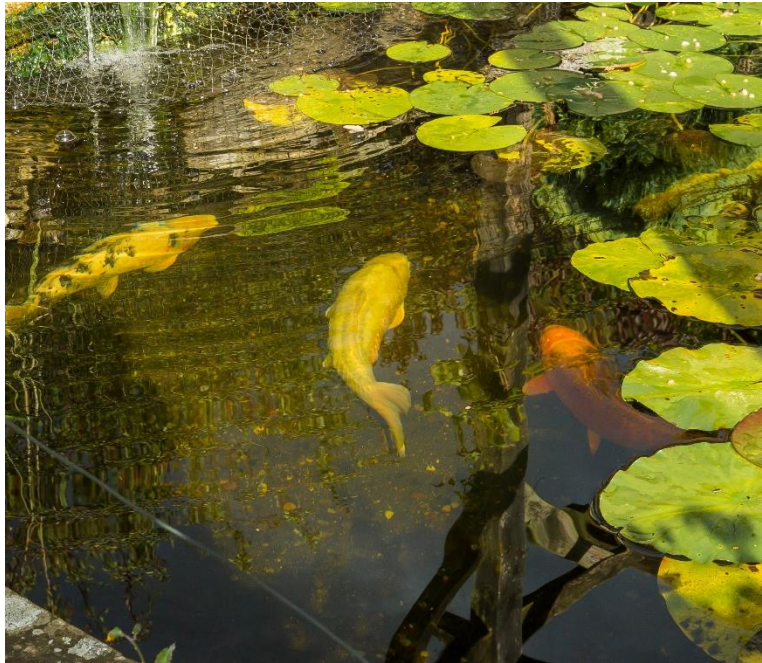


GARDEN ROOM - Continuation of tiled floor. Roof blinds. Triple spotlight and fan. Two twin wall lights. Radiator. Doors to Garden and Sitting Room.

ON THE FIRST FLOOR:

LANDING - Carpeted stairs with wooden handrails leading to first floor landing with large loft hatch and original wooden loft ladder. Part-boarded loft. Ceiling light.

MASTER BEDROOM - Master Bedroom with built-in single wardrobes including cupboard above, bedside units on either side. Double aspect to front and rear gardens. Ceiling light. Two radiators. Carpet.



EN-SUITE SHOWER ROOM - White suite comprising low level WC and vanity unit with inset wash basin, and cupboard storage below. Shower cubicle with Bristan chrome hand-held shower and chrome riser rail. Built-in wardrobes and airing cupboard with shelving and water tank. Ceiling light. Radiator.

BEDROOM TWO - Dual aspect with bay window overlooking garden. Ceiling light. Radiator. Carpet.

BEDROOM THREE - Dual aspect. Window to rear garden and side. Radiator with decorative cabinet. Built-in wall unit, with bookshelves and cupboards. Ceiling light. Carpet.

FAMILY BATHROOM - White suite comprising bath, with Armitage Shanks chrome taps with shower mixer attachment and chrome riser rail; pedestal wash hand basin with cross-head taps; low level WC. Fully tiled walls in white with decorative pink border. Ceiling light. Chrome ladder-style radiator. Carpet.



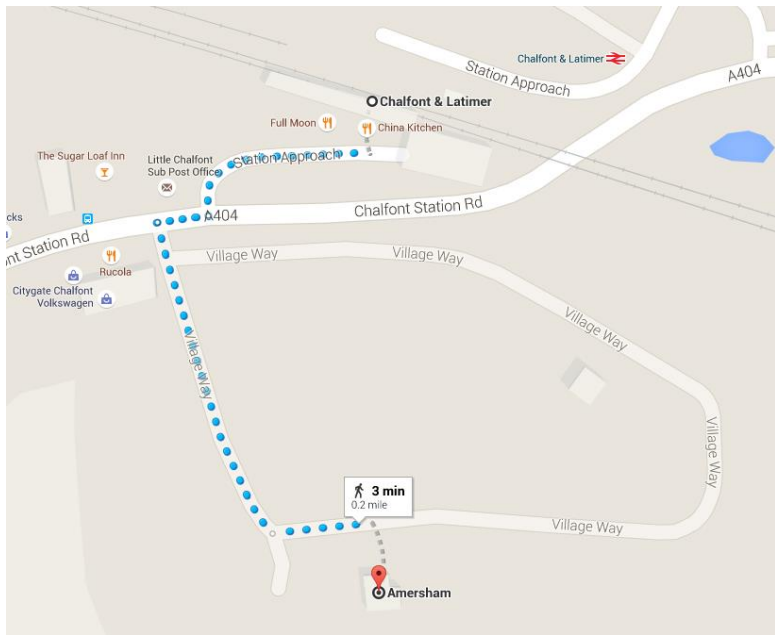
EXTERNALLY:

GARAGE – Large detached brick built single garage with metal up and over door.

GARDEN - Beautiful well stocked gardens surrounding the property with two ponds, attractive water feature, and pergola. Mature wisteria to rear of property. Large lawn with flower beds, mature shrubs and trees. Greenhouse to side. Side gate to front garden. Door to wood/coal store to side of property and door to downstairs cloakroom. The overall plot size is 0.458* of an acre.





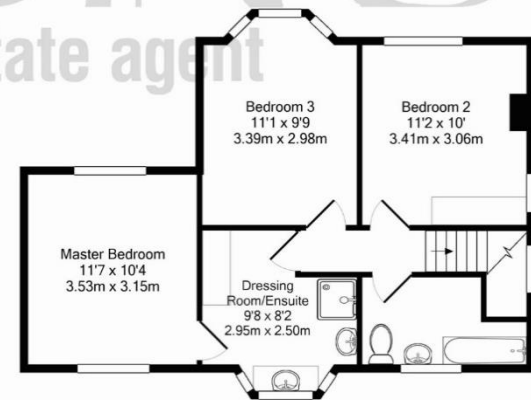
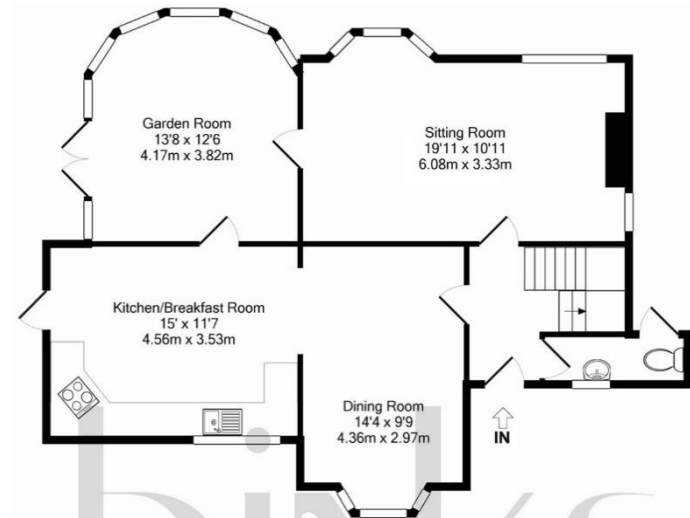


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			79
D (55-68)			
E (39-54)			
F (21-38)		37	
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map & direction data © Google
 Click on Map to be directed to Google Map View

Village Way, Amersham, Buckinghamshire, HP7 9PU

Approx. Gross Internal Area
 120 sq m – 1291 sq ft



The directions and maps are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route. Maps are copyright of Google Maps/Earth and do not belong to Binks (Sales & Lettings) Limited.

*Measurement of 0.458 has been provided from Promap and a copy is available upon request. These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given." Reference: September 2016

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