



NIGHTINGALES LANE, CHALFONT ST. GILES

COLMAN  
&CO



# BEECH HAVEN, NIGHTINGALES LANE CHALFONT ST. GILES HP8 4SF

A modernised character house in a secluded garden of over half acre.

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WIDE SOUTH FACING GARDEN  
THREE SPACIOUS RECEPTION ROOMS  
CHARACTER FAMILY HOUSE  
DEEP REAR GARDEN  
PLANNING CONSENT FOR EXTENSIONS GRANTED  
FOUR GOOD SIZED BEDROOMS & TWO BATHROOMS  
LARGE DRIVEWAY AND AMPLE PARKING  
EPC = D

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## THE PROPERTY

A family home that has recently undergone considerable improvements to include underfloor heating, replacement double glazed windows, and new bathrooms.

Well screened from the lane and approached by automatic gates the property has ample parking for several cars to the front. Backing South in delightful gardens the property is less than three quarters of a mile from the village centre. Planning Consent granted for conversion of the Garage and extensions. PL/22/1673/FA

## ACCOMMODATION

Entrance Hall with Karndean engineered wood floor, understairs cupboard.

Cloakroom with low level wc, vanity basin, decorative panelling.

Dining Room with double doors from the Hall. Wall light points, in-ceiling Sonos speakers, double doors to Garden.

Double doors to Sitting Room a double aspect room with wood burning stove, brick surround

and timber above, in-ceiling Sonos speakers, wall light points.

Kitchen-Breakfast Room fitted with a range of floor and wall cupboards, Island unit, two ovens, fitted microwave, gas hob, extractor, tiled walls and stable door.

Rear Lobby with stable door to Garden. Utility with fitted floor and wall cupboards, plumbing for washing machine, space for tumble dryer.

Upgraded wi-fi system with access points on both floors.

On the First Floor Landing with large window, deep storage cupboard, access to roof space.

Bedroom 1 with a range of fitted wardrobe cupboards, wall light points. Dressing Room with fitted wardrobe cupboard. En-Suite Shower Room with large, walk-in shower, vanity basin, low level wc, cupboard, tiled walls and floor.

Bedroom 2 double aspect, range of eaves storage cupboards.

Bedroom 3 with a range of built-in wardrobe cupboards, wall light points.

Bedroom 4 wall light points.

Family Bathroom with panel enclosed bath with shower, vanity basin, low level wc, tiled walls.

## OUTSIDE

Double Garage housing gas central heating boiler, plumbing for washing machine, Salamander low mains pressure booster pump.

A sweeping gravel driveway leads to the house with lawned areas and retaining walls on either side. A variety of established shrubs and hedging. At the rear of the house a large terrace leads to the lawn. Ornamental pond, surrounding rockery and terrace, many mature trees and established shrubs.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living. SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.



## GENERAL

Local Authority  
Chiltern District Council

### Services

Mains water, gas and electricity.

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