



NIGHTINGALES LANE, CHALFONT ST. GILES

COLMAN
&CO



BEECH HAVEN, NIGHTINGALES LANE CHALFONT ST. GILES HP8

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

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

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.

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 & 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 & 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, retaining walls on either side and 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 further Terrace, many mature trees & established shrubs.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in Little Chalfont.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer with



GENERAL

Local Authority
Chiltern District Council

Services
Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

colmanand.co.uk

