



WILSON HEAL

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

Sales | 01494 764200
Lettings | 01494 549966



The White Cottage
Cokes Lane
Chalfont St Giles
Buckinghamshire
HP8 4TZ

Formerly a Toll House, this totally unique stand-alone character detached bungalow is situated in a highly desirable location within a short walk of the village shops, station and highly regarded schools. With a distinctive architectural design, the property offers excellent potential for redevelopment and is offered with no upper chain.

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The property offers: Entrance Porch, Entrance Hall, Spacious Hexagonal Shaped Sitting/Dining Room, Conservatory, Kitchen/Breakfast Room, Two Bedrooms, En-Suite Shower Room and Family Bathroom, Gas Radiator Heating, Garage, Well Established and Private East Facing Garden, No Upper Chain.

Location A highly sought after and well-established road located within a short walk of the village. Little Chalfont is a popular village with a vibrant shopping parade of restaurants and shops, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Marylebone via the Chiltern line and Aldgate on the metropolitan line.

The Property is approached via a driveway with parking for a number of vehicles and access to the garage.

The front garden incorporates a grass verge with low cut hedgerow boundary and lawned areas with a variety of mature flowers, shrubs and trees. Gated access to the side leads to the rear garden. On entering the property, the enclosed entrance porch opens into the hallway which has a built in airing cupboard and hinged access with ladder to the loft space(not inspected). An undoubted feature of the property is the large Hexagonal shaped Sitting/Dining Room with a central brick built open fireplace. Sliding patio doors open into the conservatory which has double French doors opening onto the rear garden.

The Kitchen/Breakfast room offers a range of fitted base and eye level units with an integrated oven and grill, gas hob and recess appliance and plumbing space for washing machine and dish washer. A further cupboard houses the Glow Worm central heating boiler. The side door gives access to both the front and rear gardens.

The main bedroom has a range of fitted mirror fronted wardrobes and inset dressing table. The en-suite shower room has a large walk in shower cubicle with curved glazed screen, wash hand basin and wc. The second bedroom also benefits from a range of mirror fronted wardrobe units. The family bathroom has a three piece suite with panel enclosed bath, WC and wash hand basin.

Being mainly laid to lawn, the rear garden has an east facing aspect and offers total privacy with an established variety of mature flowers, shrubs and tree borders. A raised crazy paved patio runs the width of the property with steps down onto the lawn. There is access to the rear of the garage which has an up and over electric door with light and power.

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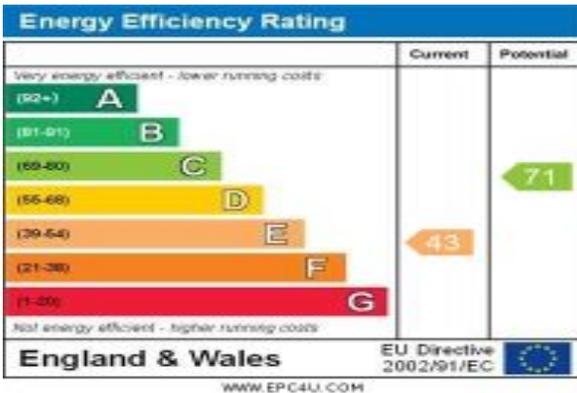


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the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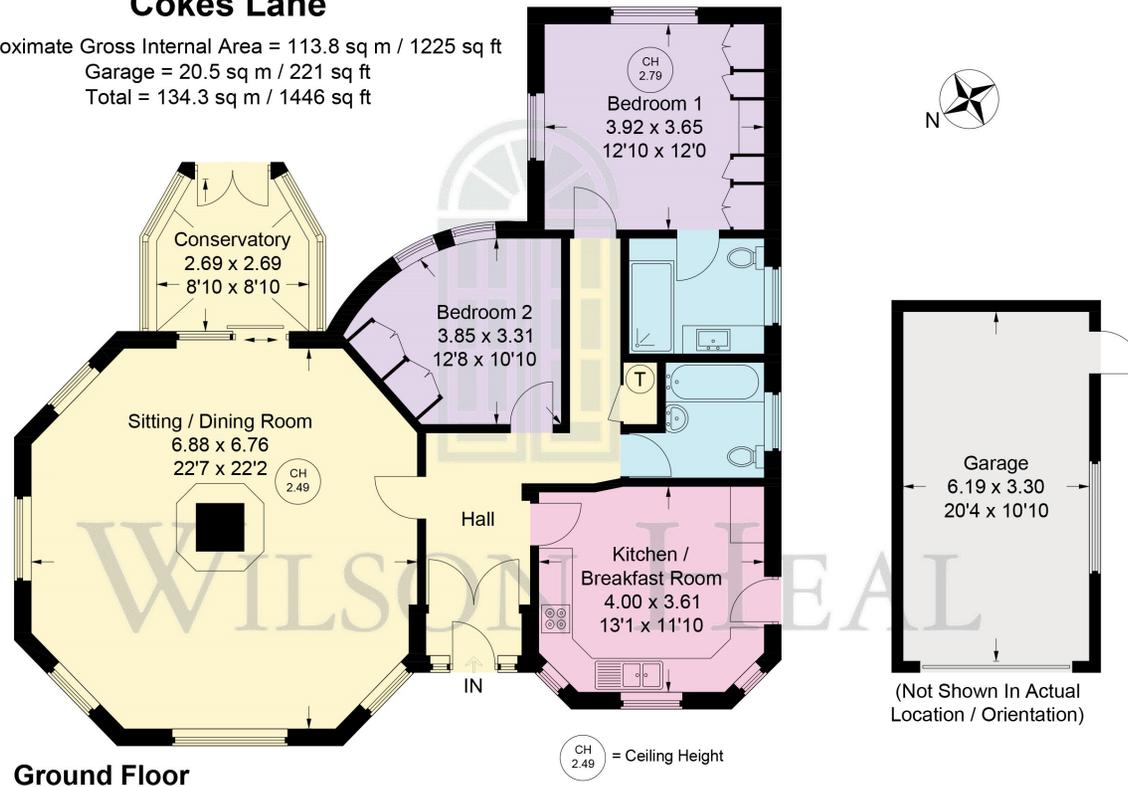
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Cokes Lane

Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 134.3 sq m / 1446 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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