



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Lodge Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4AF

Character extended semi detached home presented in a contemporary style and offering spacious open plan living. Boasting an enviable outlook onto open countryside, the house is located within close proximity to the village shops, station and highly regarded schools. Other benefits include, spacious entrance hall, cloakroom, modern open plan kitchen/dining room, utility room, sitting room, family room, three bedrooms, family bathroom and a large mature garden backing onto woodland. EPC Rating - C

Council tax band F - £ 2971.48 per annum

£2200.00 PCM



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)







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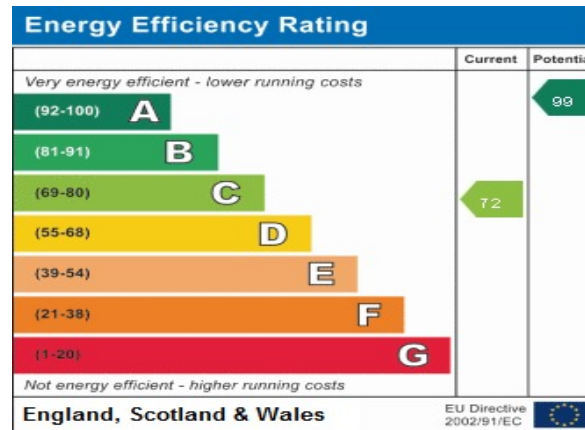
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**Tenants Information** A good faith amount of one week's rent is requested to hold the property; when the rental goes through this will be deducted from the first month's rent. A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent. Should the landlord be agreeable to a pet, then the rent would increase.



The Housing Act - The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme



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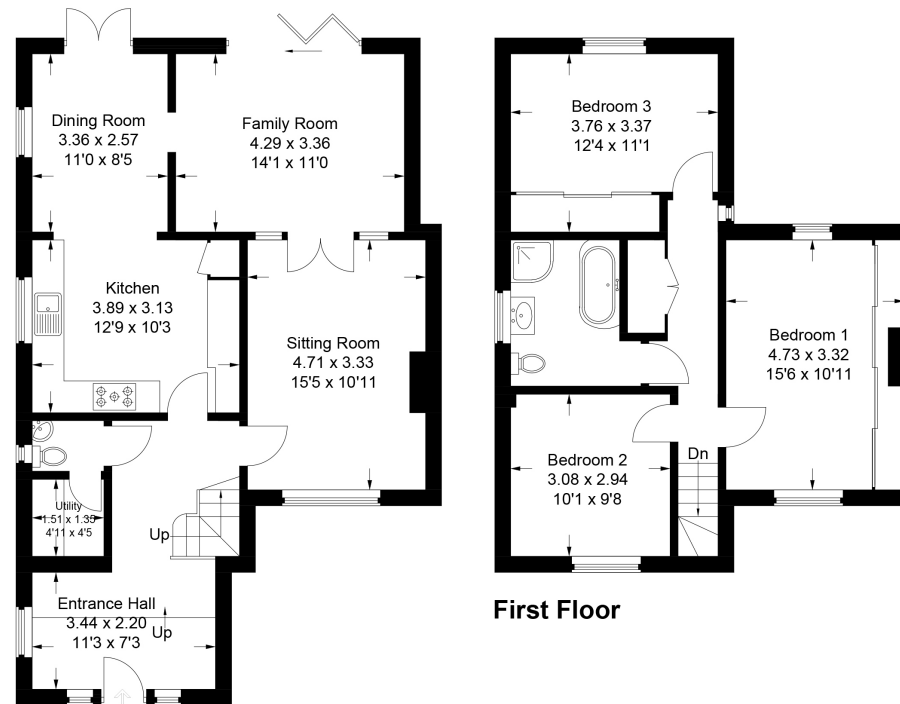


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Approximate Gross Internal Area  
Ground Floor = 73.5 sq m / 791 sq ft  
First Floor = 53.3 sq m / 574 sq ft  
Total = 126.8 sq m / 1,365 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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