



**WILSON HEAL**

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

Sales | 01494 764200  
Lettings | 01494 549966



8 Lodge Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4AQ

This extended character 1930's semi-detached property is set in a quiet and enviable location with an outlook to the front and rear onto open countryside. Offered with no upper chain, the property requires total modernisation and offers excellent potential for further extension.

The property currently offers: Entrance Hall, Bathroom, Two Reception Rooms, Kitchen, Conservatory, Three Bedrooms, Gas Radiator Heating, Double Glazing, Garage, Driveway Parking for Several Cars, Mature Gardens Backing onto Open Fields.

Guide Price £625,000



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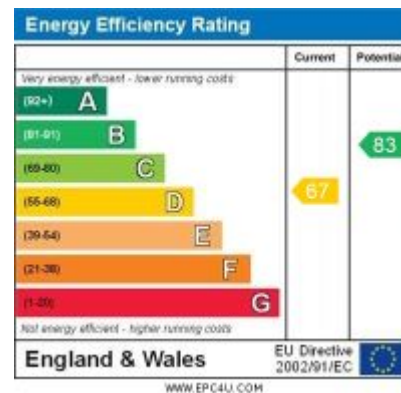
**Location:** The property is surrounded by the beautiful Chiltern Countryside and is ideally located within easy reach of Heathrow, M40, M25 and the Chiltern line to Marylebone and the metropolitan line to Baker Street. The village has well respected First and Second Schools and is within catchment area for some of the Country's top Grammar Schools. EPC D.

**The Property:** The property is approached via a brick paviour driveway with parking for several cars and shared driveway to the rear garden and garage. The front garden has a small lawned area with hedgerow, flower and shrub borders. On entering the property, there is a large entrance hall and stairs leading to the first floor. The sitting room has a bay window and aspects the front. York stone fireplace with coal effect gas fire. The dining room aspects the rear and has a door access to the conservatory which has sliding patio doors out onto the garden. The central heating boiler is wall mounted. A stable door opens into the kitchen/breakfast room which has a range of base and eye level units with recess appliance space and work tops over.

**On the first floor** there are three bedrooms with the main bedroom offering a dual aspect to the front and rear gardens and views beyond.

The second bedroom aspect to the rear while the third aspects the front and has built in storage cupboards and airing cupboard housing hot water tank.

**Outside the property** and offering a high degree of privacy, the mature well-established garden is totally enclosed to all boundaries with an abundant variety of flower, shrub, and hedgerow borders. There is a large ornamental fishpond and a full width crazy paved patio area. The detached garage has light and power and there is a lean-to greenhouse behind the garage.





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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.



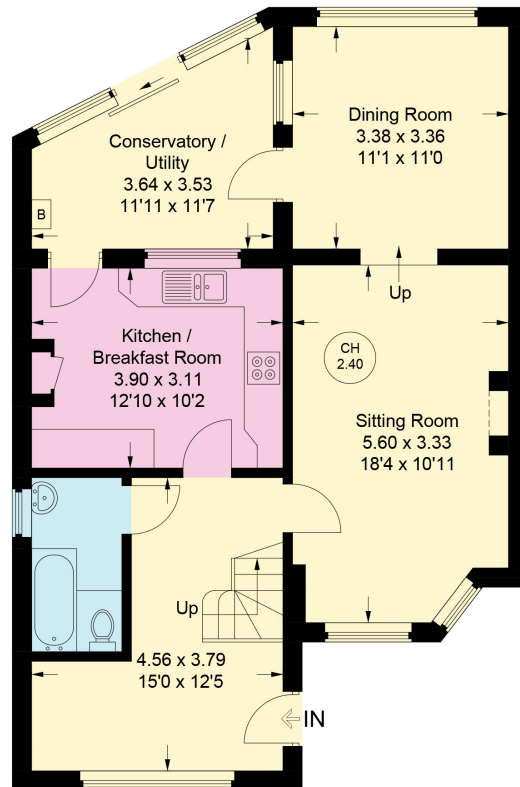
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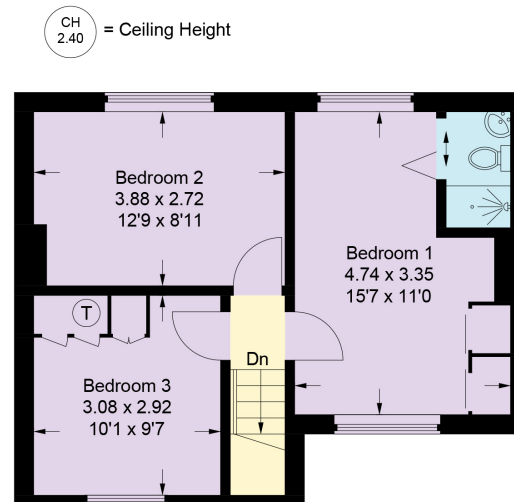
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## Lodge Lane

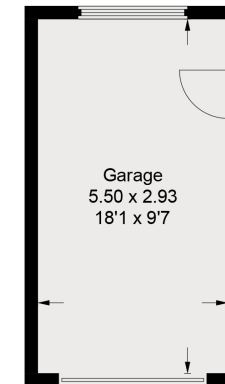
Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft  
Garage= 16.2 sq m / 174 sq ft  
Total= 129.3 sq m / 1391 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.