X given on the same basis as these Patriculars.

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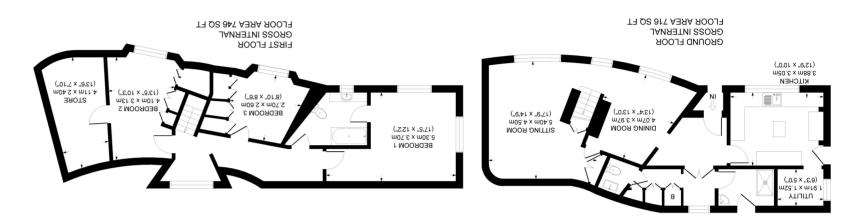
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotistions but they are otherwise not accordingly neither their accuracy nor the continued availability of the property is in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property in any way or for any purpose whatever and accordingly neither their accuracy nor the vendor availability of the property of their contents. The Vendor does not hereby make or give nor do Messrs John Wash & Co, have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

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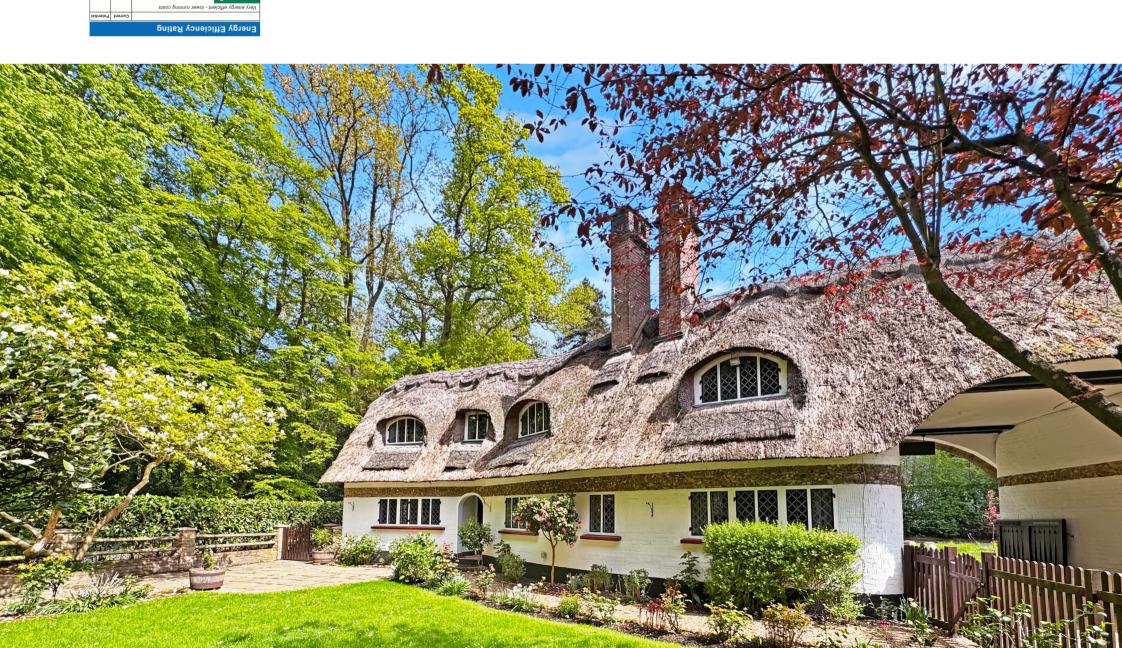
All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

2 POLLARDSWOOD COTTAGES, NIGHTINGALES LANE, HP8 4SL 2 POLLARDSWOOD COTTAGES, NIGHTINGALES LANE, HP8 4SL









2 Pollardswood Cottages | Nightingales Lane | Chalfont St Giles | Buckinghamshire | HP8 4SL

£2,500 pcm

JOHN NASH & CO.





A beautifully presented 3 bedroom thatched cottage, conveniently located between the two charming villages of Chalfont St Giles and Little Chalfont. Situated in an area of outstanding natural beauty, the ground floor of this stunning property has a generous entrance hall, large living/dining room with two feature fireplaces housing gas log burners, a modern fitted kitchen with gas fired Aga and an extensive range of wall and base units, separate utility room with door to rear, a downstairs shower room, good sized cloakroom area and a separate WC. On the first floor there is a pretty window seat on the landing, three double bedrooms with built-in storage; the master bedroom benefitting from a Jack and Jill bathroom with roll top bath.

Outside, the gated gravel driveway offers ample parking alongside the beautifully maintained garden with an area of lawn and mature trees and shrubs. To the rear of the property is a private, paved courtyard with a shed and storage area, outside tap, sink and power.

UNFURNISHED - AVAILABLE NOW

EPC - D

## Location

Widely considered to be one of the most prestigious roads in the area, the property is perfectly placed between the historic village of Chalfont St Giles and the popular commuter village of Little Chalfont both of which offer an array of coffee shops, restaurants and supermarkets. A short drive away, Amersham offers a wider selection of high street shops and facilities. Nearby Chalfont and Latimer Station provides quick and easy access into London via the Metropolitan or Chiltern lines, whilst the M25, M40 and M4 are all within a few miles, taking you to London, Oxford, Birmingham and beyond. The major airports are also accessible being only a 30 minute drive from London Heathrow, 35 minutes from London Luton and 60 minutes from London Gatwick.

The area is renowned for its excellent standard of education and nearby schools include Dr Challoners High School and Beaconsfield High School for girls, and Dr Challoners Grammar School for boys.







