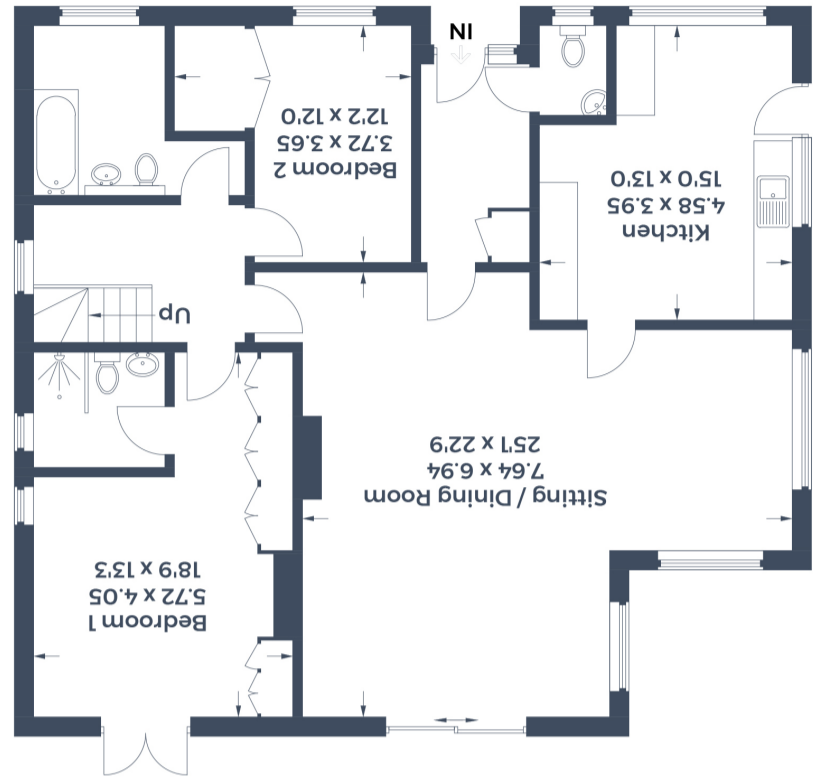


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

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In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

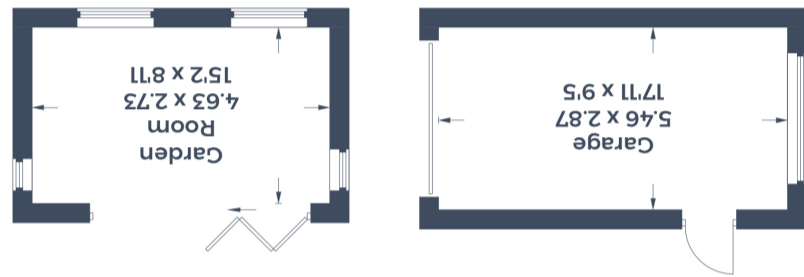
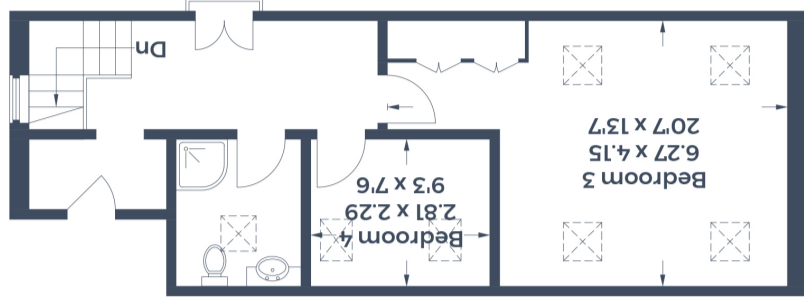
Ground Floor



Approximate Cross Internal Area

- Ground Floor = 120.2 sq m / 1,294 sq ft
- First Floor = 46.4 sq m / 499 sq ft
- Garage = 15.9 sq m / 171 sq ft
- Garden Room = 13.3 sq m / 143 sq ft
- Total = 195.8 sq m / 2,107 sq ft

First Floor



(Not Shown in Actual Location / Orientation)



Energy Efficiency Rating	
Current	Potential
79	69
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EPC 2008/1/EC	



Tanglin | Cokes Lane | | Chalfont St Giles | Buckinghamshire | HP8 4TX

£1,150,000

JOHN NASH & CO.

4 Bedroom Chalet Bungalow | Three Bathrooms | L Shaped Sitting/Dining Room | Modern and Well Presented  
 | Cul de Sac Location Close to Amenities | Access to Train Station



Set in beautiful, landscaped grounds, this detached chalet bungalow is pleasantly set in a quiet cul-de-sac of only three properties. The excellent accommodation has been created by the present owner by converting the extensive loft area into two spacious bedrooms and a bathroom. This sought-after location is within a short walk to Little Chalfont village and close to open Chiltern countryside.

**Entrance Porch**

Part glazed front door with side screen leading to:

**Entrance Hall**

Storage cupboard housing electricity fuse box, wall thermostat, radiator, central heating timer control, wood strip flooring.

**Cloakroom**

Low level WC, corner wash hand basin, fully tiled walls, ceramic tiled flooring.

**Sitting Room**

Gas fitted fire with timber surround and marble slips and hearth, wood strip flooring, three radiators, TV aerial point, bi-fold doors leading to patio and garden.

**Kitchen**

Stainless steel sink unit set into granite worktop, range of cupboards and drawers below and integrated dishwasher. Worktop incorporates Neff four ring gas hob unit with tiled splashback and extractor hood over. Cupboard housing Worcester gas fired boiler. Further range of store cupboards with matching worktop, integrated fridge/freezer, oven and microwave. Further granite worktop with drawers below and plumbing for washing machine and tumble dryer. Tiled flooring, downlights, door to patio and garden.

**Inner Hall**

Store cupboard downstairs, electric wall heater.

**Bedroom 1 with Ensuite Shower Room**

Excellent range of full height wardrobe cupboards with central dressing unit with drawers below and cupboards above, downlights, TV point, radiator. Double casement doors to patio and garden. Door to:

Ensuite Shower Room: fully tiled shower stall with glazed screen, WC, wash hand basin, fully tiled walls, chromium heated towel rail, downlights.



**Bedroom 2**

Double built in wardrobe cupboard with bi-fold doors, radiator.

**Bathroom**

Tiled bath with fitted shower unit with glazed shower screen, pedestal wash hand basin, WC and bidet, fully tiled walls, chromium heated towel rail, tiled flooring, downlights.

**First Floor Landing**

Large eaves storage cupboard with hot water tank, radiator.

**Bedroom 3**

Two radiators, four Velux windows, two double wardrobe cupboards, downlights, TV point.

**Bedroom 4**

Radiator, two Velux roof lights.

**Shower Room**

Fully tiled shower stall with glazed screen and door, wash hand basin, WC, chromium heated towel rail, Velux window, shaver point.

**Outside**

Detached brick and tiled single garage with up and over door, two timber glazed green houses, timber garden room with cable broadband, electric light and power points, bifold doors, recess downlights, timber effect flooring, electric radiator and fully insulated. Gardens are approached over a shingle driveway leading to the garage with ample parking for 3 - 4 cars and lawned area with well stocked flower and shrub borders. A path leads down the side of the property to the rear garden which is mainly laid to lawn with well stocked flower and shrub borders all screened by panel fencing and established hedgerows. The garden continues around the side of the property with a further garden store shed, well stocked rockery and further lawned area. External lighting, outside tap and awning.

Council Tax Band G £3,789.76 Rates 2024/2025

