



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

£945,000

DETACHED BUNGALOW | THREE BEDROOMS | LARGE GARAGE | PICTURESQUE AND ENCLOSED REAR GARDEN |
SHORT LEVEL WALK OF LITTLE CHALFONT TOWN CENTRE AND STATION | WALKING DISTANCE OF LOCAL
SCHOOLS

JOHN NASH & CO.

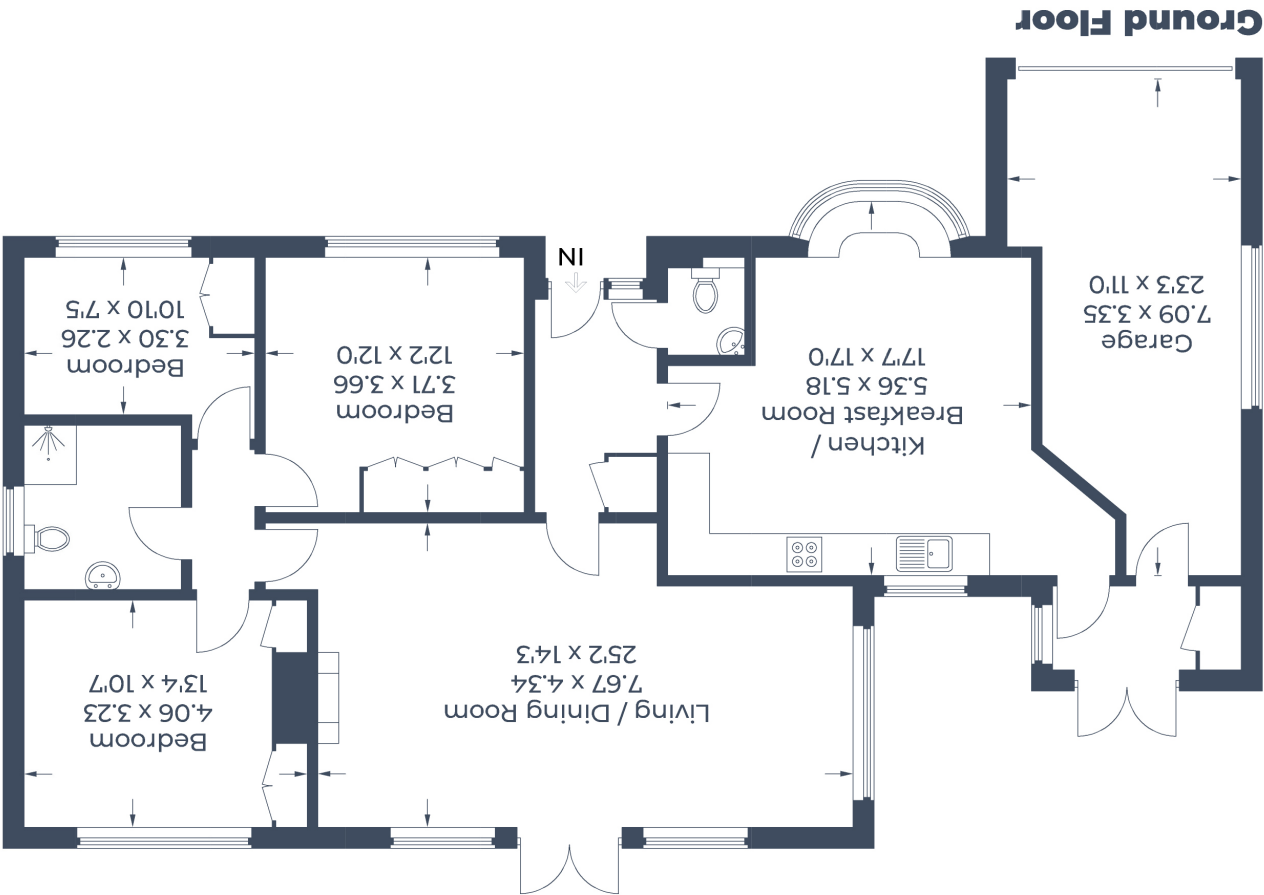
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Approximate Gross Internal Area(Including Garage)
134.8 sq m / 1,451 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating	
Current	Potential
67	81
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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Set in beautiful, landscaped grounds, this corner DETACHED bungalow is pleasantly set in a QUIET CUL-DE-SAC of only three properties. The bungalow benefits from THREE BEDROOMS and a large GARAGE as well as a large light and airy living area. This SOUGHT AFTER location is within a short LEVEL WALK to Little Chalfont village and close to open Chiltern countryside.

ENTRANCE

A storm porch with a glass fronted door with glass side panel, leads to the hallway which houses a coat cupboard with fuse box, and a radiator.

HALLWAY

The hall lobby has a hatch to the loft with has a loft ladder and is partly boarded and insulated and has a light point.

CLOAKROOM

Toilet and separate sink with a tiled floor

KITCHEN

This delightful kitchen has a range of limed oak wall and floor units and boasts a picturesque bay window with seating unit along with an area for a dining table. There is a sink unit, integrated gas hob and double electric oven, integrated Bosch washing machine, and Bosch dishwasher, and space for a fridge/freezer. There are two radiators to heat this large area and a tiled floor. The kitchen overlooks the picturesque garden and leads to a lobby with access to the garden, a large coir mat and a single cupboard and a door leading to;

LOUNGE

This LIGHT and AIRY lounge, benefits from being double aspect and looks out onto the picturesque garden. There is a working open fire, three radiators, wall and ceiling lights and french doors to the garden.

MASTER BEDROOM

This bedrooms faces the front of the property with two double fitted wardrobes and a single wardrobe, a radiator, ceiling light and wall lights.

BEDROOM 2

This bedroom has an outlook onto the garden and houses a double wardrobe and an airing cupboard with a radiator.

BEDROOM 3

This is a single bedroom with outlook to the front and has a integrated double cupboard with shelves, a radiator and a ceiling light.

SHOWER ROOM

This more recently updated shower room boasts a large walk in shower, toilet, sink with cupboard under, heated towel rail, and modern upright radiator. The bathroom is fully tiled and has a tiled floor along with a glazed window.

GARAGE

This is a single garage but stretches from the front to the back of the property and houses the boiler. The garage has an up and over electric door and has power and lighting.

GARDEN

This picturesque wrap around south easterly facing garden has been very well maintained and has an abundance of mature shrubs and ornamental trees, a pretty pond with a water feature, a lawned area, a patio area, an outdoor tap and two water butts. There is side access to the front of the property.

LOCATION

Little Chalfont provides a varied selection of shops, renowned schooling, including Dr Challoner's High School (girls grammar) and Chalfont & Latimer railway station. The village is situated off the A404 with road links to the M25 for the M4, M40 and M1 motorways. Amersham too is an equal distance away with a wider range of shops and facilities.

COUNCIL TAX BAND - G £3897.28

