

APPROX. GROSS INTERNAL FLOOR AREA 1462 SQ FT / 136 SQ M INCL. GARAGE

2 POLLARDSWOOD COTTAGES, NIGHTINGALES LANE, HP8 4SL

JOHN NASH & CO.

GROUND FLOOR

GROSS INTERNAL FLOOR AREA 716 SQ FT

FIRST FLOOR

GROSS INTERNAL FLOOR AREA 746 SQ FT

Energy Efficiency Rating	
Current	Potential
65	77

England, Scotland & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

A (82+)

B (61-91)

C (55-68)

D (39-54)

E (21-38)

F (11-20)

G

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

£2,500 pcm

JOHN NASH & CO.

Three bedrooms | Convenient Location to Village Shops and Train Station | Sought After Location | Beautifully presented | Well maintained garden | Courtyard Garden | Beautiful thatched cottage





We are excited to bring to market this charming thatched cottage. The property is in immaculate condition and has retained many of the original features which makes it absolutely delightful. The driveway has parking for several cars and the house is accessed through a beautiful garden. From an arched porch you enter into an entrance hall. To the left there is a lovely kitchen, complete with Aga and a utility room off the kitchen. To right of the entrance hall is a dining room with a log burning effect gas fire and then into the sitting room which also has a log burning effect gas fire. The rear of the house comprises of a shower room and a separate cloakroom along with in built storage cupboards. Upstairs there are 3 bedrooms with built in storage, the master bedroom has a Jack and Jill bathroom.

UNFURNISHED - AVAILABLE NOW



**Outside**

There is a beautiful well maintained garden to the front with a magnolia tree and a large courtyard garden to the rear. There is driveway parking for several cars and double gated.

**Location**

The property is situated on Nightingales Lane, which is considered to be one of the areas most prestigious locations. The property is also located between the charming village of Chalfont St Giles and the commuter village of Little Chalfont. Chalfont & Latimer station offers the Chiltern Line into Marylebone and the Metropolitan line into Baker Street and beyond. Chalfont Parade offers up a Tesco Express, Artisan bakery, coffee shops, whilst neighbouring Chalfont St Giles has charming pubs. The property is an area of outstanding natural beauty (AONB) and is perfect for walking.

**Connections**

The M25 is only 3 miles away at Junction 18 at Chorleywood. Heathrow airport is 19 miles away via the M25 and Luton airport is only 24 miles away via M25 & M1.

