



Silverdell, Doggetts Wood Lane, Chalfont St Giles, Buckinghamshire, HP8 4TH

WILSON HEAL



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An impressive individual detached family home situated in a highly desirable and sought after prime residential, private road. Set in magnificent tranquil grounds approaching one acre with the added benefit of a covered swimming pool, the house offers spacious and versatile accommodation throughout.

The local village of Little Chalfont offers a range of shopping facilities, restaurants, highly regarded schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5-mile radius of the property. Council Tax Band G (£3612.18).



**Ground Floor:** Entrance Vestibule, Reception Hall, Cloakroom, 30' Living Room with further bay fronted area which could easily be sub-divided to additional room, Dining Room, Study, Kitchen/Breakfast Room and Utility Room all with brand new white goods, Workshop with stairs to studio above the garage.

**First Floor:** Master Bedroom Suite with En-Suite and Dressing Room, Guest Bedroom with En-Suite, Two Further Bedrooms, Family Bathroom and a spacious loft.

**Outside:** Impressive well-established plot approaching one-acre offering a high degree of privacy, covered swimming pool, Double Garage, Coach Driveway with Parking for Several Cars. **Gardener Included.**



**The Housing Act** - The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.

**Tenants Information-** A good faith amount of one week's rent is requested to hold the property (at the advertised rent this would be £2076.92); when the rental goes through, this will be deducted from the first month's rent.

A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent (at the advertised rent this would be £10,384.62). Should the landlord be agreeable to a pet, then the rental price will increase subject to negotiation.



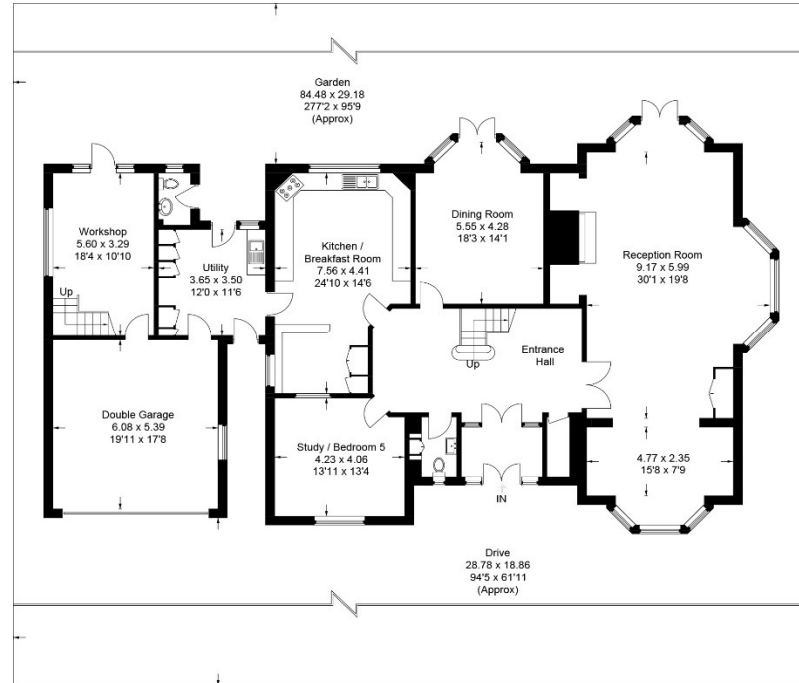


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
 Ground Floor = 248.6 sq m / 2,676 sq ft  
 (Including Garage / Workshop)  
 First Floor = 181.7 sq m / 1,956 sq ft  
 (Excluding Void)  
 Total = 430.3 sq m / 4,632 sq ft



Ground Floor

First Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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