

The Hawthorns

Little Chalfont • Buckinghamshire

binks
estate agent



The Hawthorns, Little Chalfont, Buckinghamshire



An impressive five bedroom detached family home set in a highly desirable cul-de-sac. This immaculate property offers generous sized accommodation together with a beautiful secluded garden, and is conveniently located close to the shops, Chalfont & Latimer station, and the highly regarded Dr Challoner's High School for girls. No upper chain.

ENTRANCE HALL ● DOWNSTAIRS CLOAKROOM ●
SITTING ROOM ● DINING ROOM ● STUDY ●
KITCHEN/BREAKFAST ROOM ● MASTER BEDROOM
WITH DRESSING AREA AND EN-SUITE SHOWER ROOM
● BEDROOM TWO WITH EN-SUITE SHOWER ROOM ●
THREE FURTHER BEDROOMS AND FAMILY
BATHROOM ● DOUBLE GARAGE ● GARDENS ●
GAS CENTRAL HEATING ● DOUBLE GLAZING ●
NO UPPER CHAIN

Directions: From Chalfont and Latimer London Underground Station, head west on Station Approach towards Chalfont Station Road (A404). Turn right onto Chalfont Station Road (A404) and in 0.2 of a mile at the roundabout, take the first exit onto Cokes Lane (B4442). In 0.1 of a mile turn left onto The Hawthorns. The property is on the right hand side.

For map, please see rear [page](#)

Council Tax – Chiltern District Council - Band H: £3,141.56
(for the period April 2015- March 2016)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Little Chalfont is one of a group of villages known collectively as The Chalfonts which also comprises Chalfont St Giles and Chalfont St Peter. Little Chalfont is a popular village set within Green Belt countryside.



There is an excellent selection of schooling in both the state and private sectors, together with an extensive choice of leisure activities. There is a wide range of community and social amenities including a library, doctor's surgery, optician, vet and dentists.



Chalfont and Latimer London Underground Station (Zone 8) provides convenient links to Central London via the Metropolitan and Main Chiltern Line (Baker Street 50 minutes approx and London Marylebone 39 minutes approx).



The M40 and M25 are a short drive and provide easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

THE ACCOMMODATION COMPRISES:-

EXTERNALLY:

FRONT - Block paved driveway and mature shrubs to front garden with flower beds. Side access with wooden gate leading to rear garden. Outside light.

DOUBLE GARAGE - Door from kitchen leading to double garage, and electric roller doors to front of property. Laminate worktop with base units and stainless steel single drainer sink with chrome mixer tap. Carpet. Vaillant ecoTEC plus boiler. Fuse board. Additional door for side access.

ON THE GROUND FLOOR:

ENTRANCE HALL - Part glazed front door. Large inset coir doormat. Alarm panel. Carpet. Radiator. Two glass and metal ceiling lanterns. Heating thermostat. Built-in hall coat cupboard. Large under stairs cupboard with two pairs of doors.

CLOAKROOM - Obscured glazed window to front of property with Roman blind. Fully tiled with high gloss tiles to floor. White concealed cistern WC. High gloss vanity unit. Granite effect worktop with hand wash basin and chrome mixer tap. Mirror with lighting. Down lighters.

DINING ROOM - Glazed double doors leading to dining room. Bay widow to front garden with Roman blinds. Antique style three arm ceiling light. Radiator. Continuation of carpet.

LIVING ROOM - Double aspect with window to garden and bay French windows to garden, all with Roman blinds. Marble fireplace with slate hearth and gas coal effect fire in decorative fire basket. Two radiators. TV point. Two triple arm ceiling lights and two matching wall lights. Continuation of carpet.

STUDY - Fully fitted with a wide range of shelves, drawers and cupboards and a desk overlooking the garden, in a light wood effect. Window to garden with a Roman blind. Radiator. Continuation of carpet.



KITCHEN/BREAKFAST ROOM - Fully fitted kitchen with a wide range of base and wall units in a light wood effect with chrome bar handles. Feature blue plinth lighting under. Granite worktops and granite topped island unit with an attached breakfast bar unit and three stools. Display cabinet with integral lighting and glass doors. Neff 5 ring gas hob. Neff brushed steel integrated microwave and double oven. Freestanding Samsung fridge freezer (new). Fully integrated Neff dishwasher. Double white ceramic sink with brushed metal lever mixer tap and integrated drainer in granite worktop. Integrated Bosch tumble drier. Integrated washing machine. Double doors and window to garden both with Roman blinds. High gloss marble effect floor tiles. Down lighters.





ON THE FIRST FLOOR:

GALLERIED LANDING Continuation of carpet up stairs, on landing and into bedrooms. Painted staircase with barley twist banisters, with a quarter turn leading to landing. French doors leading to balcony overlooking the front of the property. Feature glass and wire ceiling light. Airing cupboard housing Mega Flo. Access to loft via hatch and wooden loft ladder.

MASTER BEDROOM - Window to front with Roman blind. Radiator. Ceiling light. Panic alarm. Archway through to dressing area with full height fitted wardrobes with 5 doors.

EN-SUITE SHOWER ROOM - White suite comprising low level concealed cistern WC, and two circular washbasins with chrome mixer taps set on a dark wood effect vanity unit with glass doors. Mirror with lighting and wall-mounted soap dish. Fully tiled walls and tiled floor. Walk-in shower enclosure with curved glass door. Aqualisa shower on chrome riser rail. Obscured glass window to side with Roman blind. Ladder style chrome heated towel rail. Down lighters.

BEDROOM TWO - Range of wood effect fitted cupboards around bed head area, and matching fitted wardrobes. Wall lights above bed and ceiling light. Window to garden with Roman blind.



EN-SUITE SHOWER ROOM - Fully tiled with a mosaic border. Shower enclosure with sliding glass door and feature mosaic tiles. Aqualisa shower with chrome riser rail. Extractor fan. White low level concealed cistern WC. Large rectangular wash hand basin with chrome mixer tap on freestanding shelf unit in light wood. Triple mirrored cabinet inset onto wall. Chrome ladder style heated towel rail. Obscured glass window to garden with dark wood effect Venetian blind. Down lighters.

BEDROOM THREE - Built-in wardrobes and bedside cabinets, dressing table and drawers. Radiator. Triple arm ceiling light. Window to front with Roman blind.

BEDROOM FOUR - Wide range of white fitted wardrobes, drawers and dressing table unit with brass knobs. Safe. Window to rear with Roman blind. Triple arm ceiling light.

BEDROOM FIVE - Built-in wardrobe with shelf and hanging rail. Radiator. Triple spotlight. Window to garden with Roman blind.



FAMILY BATHROOM - Heated tiled floor. Limestone worktop with inset oval sink. CP Hart chrome cross-head taps. White vanity unit with range of cupboards. Heated fitted mirror. White panelled bath with matching cross head taps and separate chrome hand held hose. Low level wall mounted WC. Wall mounted heated chrome towel rail. Down lighters. Limestone tiling to walls. Obscured glass window to side of property with Roman blind.

REAR ASPECT:

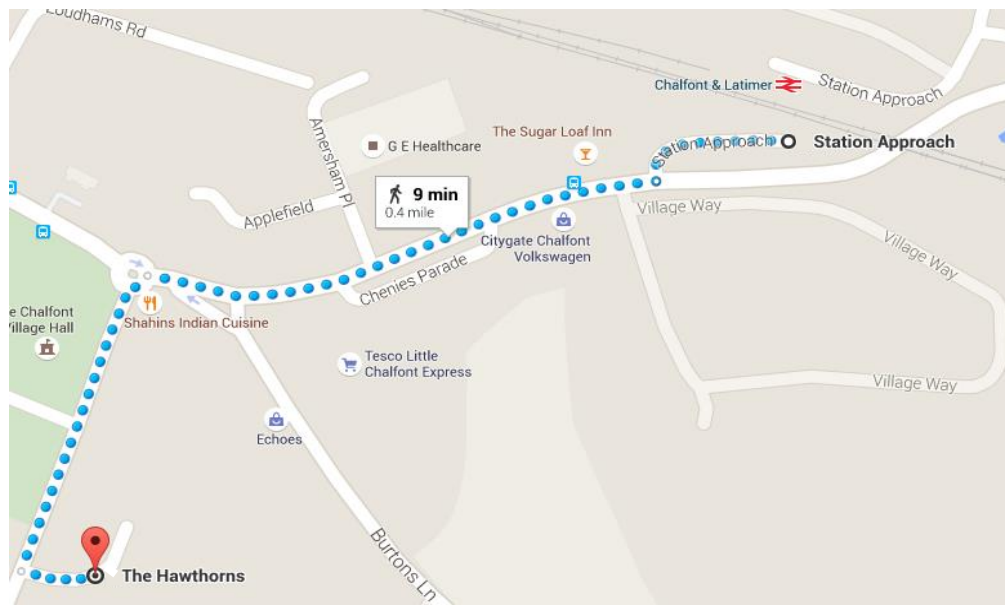
GARDEN - Pretty wisteria surrounding the rear of the property. Paved patio area leading to a lawn with flower beds, mature shrubs and trees. Decking to the side of the garden and path leading a large shed. Trellis screening compost area. Close boarded fence.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC









Post Code – HP8 4UJ

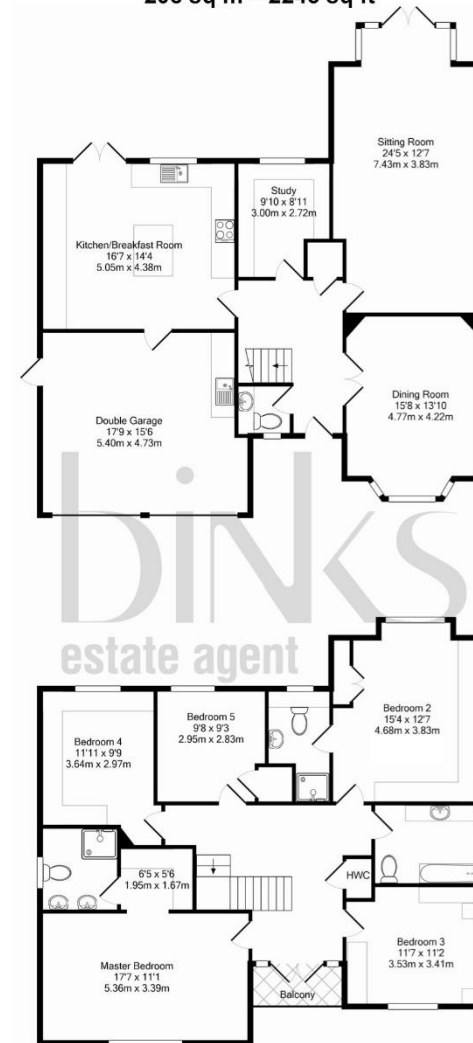
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These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given." Reference: June/2015

The Hawthorns, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4UJ

Approx. Gross Internal Area
208 sq m – 2243 sq ft



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