



# WILSON HEAL



**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

**'Rodings'**  
Lodge Lane  
Chalfont St Giles  
Buckinghamshire  
HP8 4AQ

Set in a quiet and enviable location with an outlook to the front and rear onto open countryside, this detached, individual character bungalow requires total modernisation and offers excellent potential for further extension and development.

Having been built and owned by the current family since the 1950's, the property currently offers: Entrance Porch, Entrance Hall, Two Reception Rooms, Kitchen, Three Bedrooms, Bathroom, Gas Radiator Heating, Detached Garage, Driveway Parking for Several Cars, Mature Gardens Backing onto Open Fields. Offered with no upper chain. EPC E.



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**Location:** The property is surrounded by the beautiful Chiltern Countryside and is ideally located within easy reach of Heathrow, M40, M25 and the Chiltern line to Marylebone and the metropolitan line to Baker Street. The village has well respected First and Second Schools and is within catchment area for some of the Country's top Grammar Schools.

**The Property:** The property is approached via a brick paviour driveway with parking for several cars and further driveway to the side leading to the detached garage. The front garden is mainly laid to lawn with a variety of flowers, shrubs and hedgerow borders to the front and side.

On entering the property through the entrance porch, the entrance hall has wood block flooring which continues throughout the majority of rooms. There is access to loft space (not inspected) and airing cupboard. The sitting room has a dual aspect to the front and side and features the original tiled fireplace, the sitting room aspect the rear of the property and has a fitted gas fire with back boiler.

The adjacent kitchen has a dual aspect to side and rear and has a range of fitted base and eye level units with complimentary work surfaces, recess plumbing for washing machine, and space for fridge freezer. A door leads out to the rear garden. The main bedroom aspects the front of the property while bedroom two aspects to the rear. The third room aspects to the side.

An undoubted feature of the property is the well-manicured landscaped rear garden. Offering a high degree of privacy, the garden is mainly laid to lawn with a variety of established flower, shrub and hedgerow borders. There's a full width paved patio area with path leading up the garden to a further patio area with feature fishpond and water feature and rockery garden border. Outbuildings include a summerhouse with power points and greenhouse. The detached garage is located to the side of the house and has an up and over door with light and power and further brick garden store.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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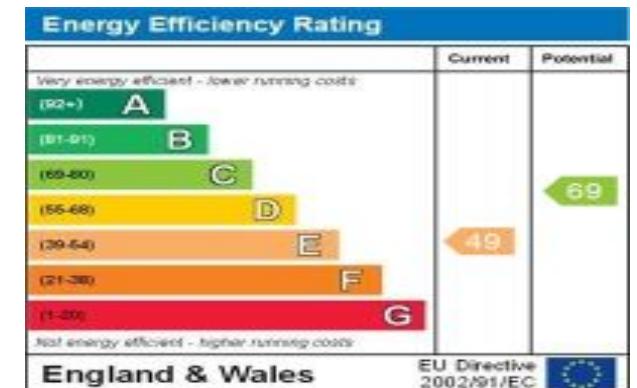
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[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)

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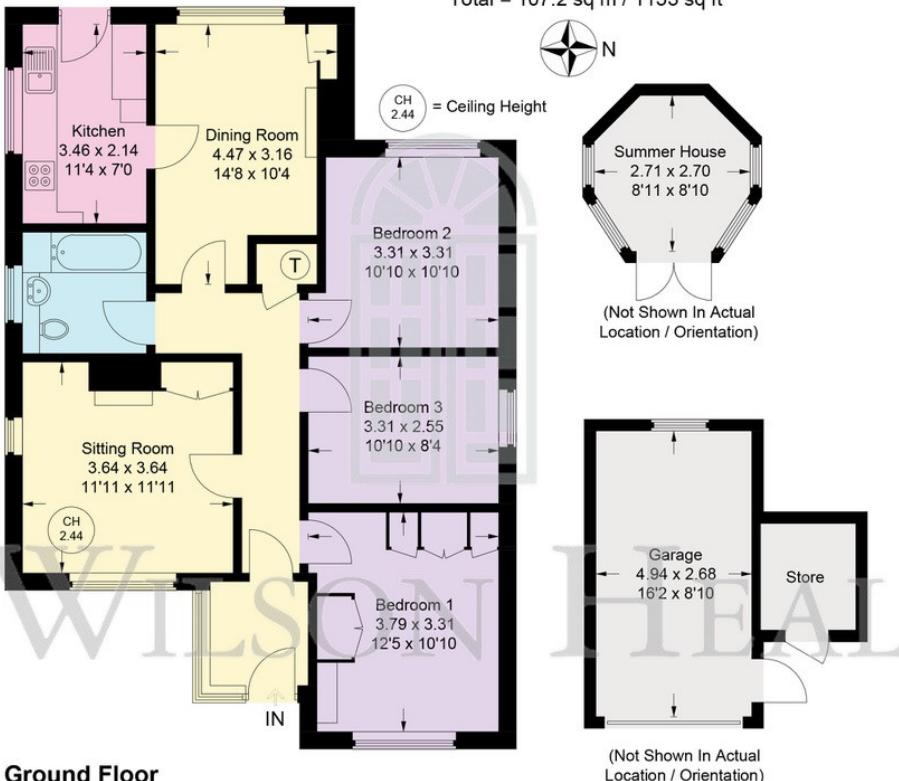
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## Lodge Lane

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft  
Outbuildings = 22.7 sq m / 244 sq ft  
(Including Garage)  
Total = 107.2 sq m / 1153 sq ft



### Ground Floor

Floor Plan produced for Wilson Heal by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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