



THREE HOUSEHOLDS, CHALFONT ST. GILES

COLMAN
&CO



1 POPLAR COTTAGES

THREE HOUSEHOLDS

CHALFONT ST. GILES HP8 4LN

A charming semi detached cottage tastefully modernised with a low maintenance terraced garden to the rear.

EXTENDED PERIOD COTTAGE
SUPERB KITCHEN - DINING ROOM
RE-FITTED BATHROOM
LOW MAINTENANCE GARDEN
TWO BEDROOMS
ATTRACTIVELY MODERNISED
OFF ROAD PARKING FOR TWO CARS
EPC = D

THE PROPERTY

A most appealing Period cottage with deceptively spacious accommodation to the rear following extension and improvement.

Located close to open countryside and local shops, the property is situated about three quarters of a mile from the village centre.

ACCOMMODATION

Entrance Hall with timber floor.

Bathroom panel enclosed bath with shower, low level WC, vanity unit, tiled walls and floor, Velux window.

Sitting Room with open fireplace and brick surround, timber floor, understairs cupboard.

Kitchen - Dining Room
An extended room, well fitted with a range of floor and wall cupboards, drawers, breakfast table with

cupboards underneath, granite worktops, induction hob, extractor hood, oven, integrated dishwasher, wood floor, tiled walls, storage cupboards, space for fridge-freezer, cupboard with plumbing for washing machine, cupboard with gas central heating boiler. Double doors to terrace and garden.

On the first floor

Landing with access to roof space.

Bedroom 1 with fireplace alcove and timber surround.

Bedroom 2 with storage cupboard.

OUTSIDE

The paved rear garden is on two levels, with a further step to a gravelled area and garden shed. Enclosed by fencing, there is a side access to the front garden and two parking areas. Water and external electricity connection.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

SCHOOLS:

There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines.

Junction 2 of the M40 Motorway is within driving distance, connecting to Junction 16 of the M25.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band D

Services
Mains water, gas and electricity.

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