



THREE HOUSEHOLDS, CHALFONT ST. GILES

COLMAN
&CO



2 GARDEN COTTAGES THREE HOUSEHOLDS CHALFONT ST. GILES HP8 4LL

A charming Period cottage with an attractive garden and double parking bay.

PRETTY SEMI DETACHED COTTAGE
FRONT & REAR GARDEN
THREE BEDROOMS
LARGE KITCHEN-BREAKFAST ROOM
SPACIOUS SITTING ROOM
CLOSE TO OPEN COUNTRYSIDE
DOUBLE PARKING BAY
EPC = E

THE PROPERTY

A character cottage set well back from the road with double parking space to the front and an attractive garden.

The property features a beamed Sitting Room of good size with open fireplace and a spacious Kitchen-Breakfast Room to the rear.

The modern re-fitted Bathroom is on the first floor. Located close to open countryside with footpaths to Hodgemoor Woods the property is within easy walking distance of local shops and under a mile from the village centre.

ACCOMMODATION

Entrance Hall leads to the

Sitting Room with a feature brick open fireplace with heavy beam above and further exposed beams to the ceiling, wall light points, fitted cupboard.

Door to the Kitchen-Breakfast Room with a range of fitted cupboards, drawers and wall cupboards. Fitted oven and gas hob, extractor hood.

Wall mounted gas fired central heating boiler. Plumbing for washing machine and dishwasher, space for fridge and freezer, door to the rear garden.

On the first floor

Landing

Bedroom 1 to the front with fitted cupboard
Bedroom 2 the rear
Bedroom 3

Bathroom with a modern suite of bath with shower, low level wc, hand basin.

OUTSIDE

The pretty front garden is laid to lawn with a long pathway leading to the front door.

There are flower beds and shrubs to the side of the lawn. The rear garden is enclosed by fencing, laid to lawn with a variety of shrubs and plants.

Garden Shed with power.

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 E

Services

Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

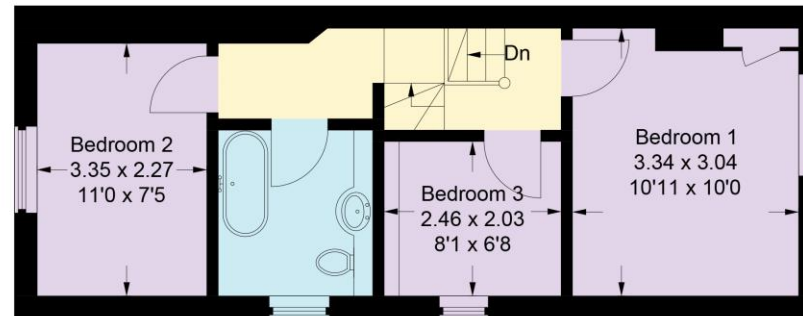
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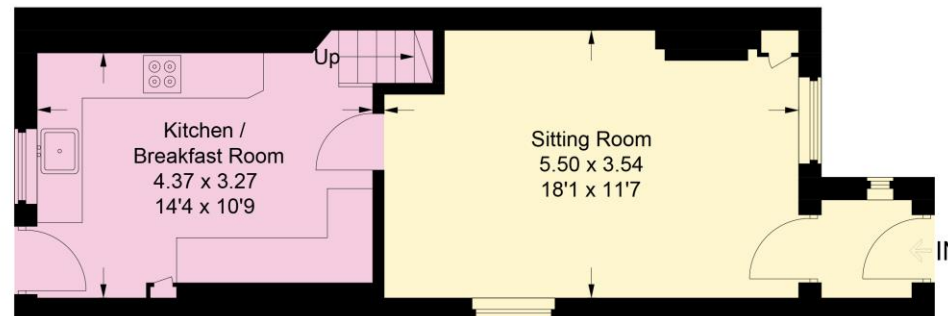


Garden Cottages

Approximate Gross Internal Area
Ground Floor = 36.9 sq m / 397 sq ft
First Floor = 35.1 sq m / 378 sq ft
Total = 72 sq m / 775 sq ft



First Floor



Ground 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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