



LAGGER CLOSE, CHALFONT ST. GILES

COLMAN
&CO



8, LAGGER CLOSE CHALFONT ST. GILES HP8 4DQ

An extended chalet bungalow with accommodation on two floors, in a quiet close with recreation ground nearby.

EXTENDED CHALET BUNGALOW
VERSATILE ACCOMMODATION
FIRST FLOOR BEDROOM & BATHROOM
RE-FITTED KITCHEN & GROUND FLOOR BATHROOM
ATTRACTIVE SOUTH FACING GARDEN
QUIET CUL DE SAC
CLOSE TO RECREATION GROUND
EPC = D

THE PROPERTY

Backing south in a delightful garden with privacy, the property is quietly situated within easy reach of the Village centre.

The accommodation could easily be arranged to meet personal requirements with bedrooms on both floors.

ACCOMMODATION

Entrance Hall cupboard containing wall mounted gas central heating boiler.

Sitting Room open fireplace with stone surround.

Kitchen modern fitted units with cupboards and drawers, wall cupboards, integrated dishwasher, electric hob, Neff oven, worktops, tiled walls and floor. Cupboard with plumbing for washing machine, coats cupboard and larder cupboard. Door to side.

Inner Hall with high vaulted ceiling and Velux window with electrically controlled blind.

Bathroom re-fitted with bath and shower above, vanity basin, low level WC, tiled walls and floor.

Bedroom 1 with fitted wardrobes.

Family/Living Room with shelving, wardrobe cupboard, door to garden.

Dining Room/Bedroom 2 with sliding door to Conservatory with double doors to the garden.

On the first floor

Bedroom 3 with eaves storage, three Velux windows.

Bathroom with panel enclosed bath with shower, low level WC, pedestal basin, eaves storage and Velux window.

OUTSIDE

The garden is well screened by conifer hedging and shrubs. There is a paved driveway with parking for two or three cars, and adjacent flowerbed and lawn.

A path leads to the rear garden with terrace, steps to lawns with retaining walls, flower beds and shrubs.

The garden is enclosed by hedging and fencing. Covered area leading to further pathway and gate to the front. Garden shed. Garage.

Chalfont St Giles is a picturesque Village with all the amenities required for day-to-day living.

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 nearby Little Chalfont.

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 Motorway.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band F

Services

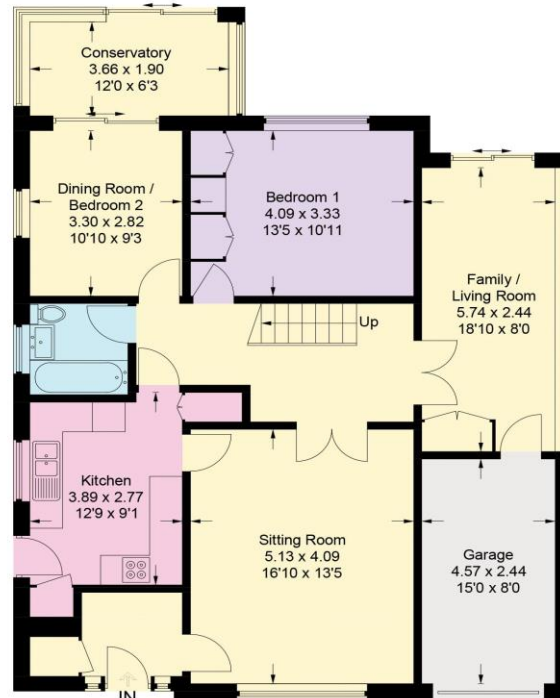
Mains water, gas and electricity.

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Approximate Gross Internal Area
Ground Floor = 114.5 sq m / 1,232 sq ft
First Floor = 57.6 sq m / 620 sq ft
Total = 172.1 sq m / 1,852 sq ft



Ground 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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