



ORCHARD ROAD, CHALFONT ST. GILES

COLMAN
&CO



9, ORCHARD ROAD CHALFONT ST. GILES HP8 4HT

An extended bungalow with a pleasing outlook to the rear, attractive garden and ample parking.

EXTENDED BUNGALOW
DELIGHTFUL GARDEN & ASPECT
HALF A MILE FROM VILLAGE CENTRE
TWO OR THREE BEDROOMS
BATHROOM & EN SUITE SHOWER ROOM
QUIET CUL DE SAC
REQUIRES MODERNISATION
FURTHER POTENTIAL TO EXTEND
EPC = D

THE PROPERTY

NO ONWARD CHAIN. A detached bungalow located in a quiet cul de sac about half a mile from the village centre.

The property has potential for further extension and stands in a good sized plot with parking for several vehicles to the front, with a delightful easily managed garden to the rear.

ACCOMMODATION

Entrance Hall
with access to roof space via a pull down ladder.

Sitting - Dining Room double aspect, wall light points, casement doors to terrace and garden.

Study/Bedroom 3 double aspect and view of rear garden, fitted book shelving and cupboards.

Kitchen fitted with floor and wall cupboards, drawers, plumbing for dishwasher, washing machine and space for tumble dryer.

Electric hob and oven, space for fridge/freezer, tiled walls and floor.

Bedroom 1 with fitted wardrobe cupboard, drawers and shelving. En suite Shower Room with shower cubicle, low level WC, vanity basin, tiled walls and floor.

Bedroom 2 with bay window, fitted wardrobe cupboard, drawers, shelving, storage cupboards.

Bathroom with sunken bath, shower, vanity basin, low level WC, medicine cupboard, tiled walls and floor.

OUTSIDE

Garage with light and power, gas fired central heating boiler.

The garden to the front is approached by a 5-bar gate and enclosed by ornamental walling. A paved driveway provides good access and parking for several vehicles.

A gated side access and pathway lead to the rear garden and wide paved terrace.

The lawn is bordered by shrubs and enclosed by fencing. Summerhouse.

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 F

Services

Mains water, gas and electricity.

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Approximate Gross Internal Area = 78.4 sq m / 844 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 91.1 sq m / 981 sq ft

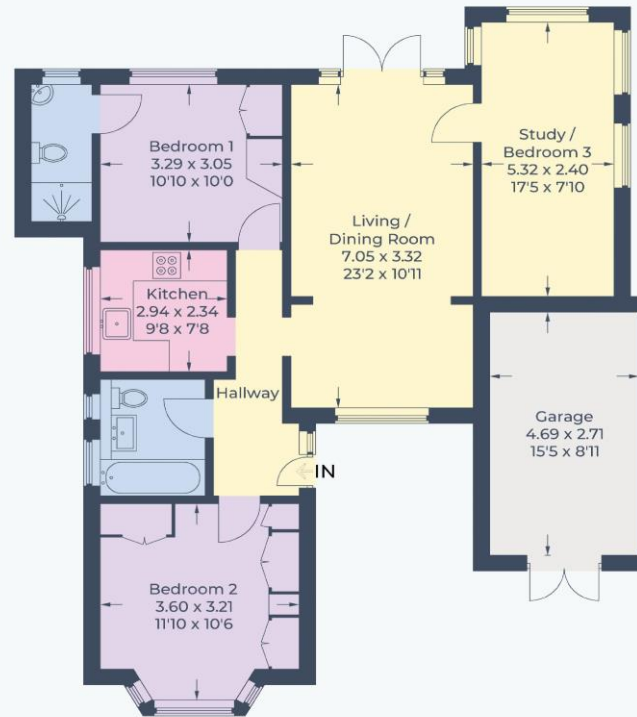


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