



ROUGHWOOD LANE, CHALFONT ST. GILES

COLMAN
&CO



THE TUMMEL
ROUGHWOOD LANE
CHALFONT ST. GILES HP8 4AA

AVAILABLE NOW. A new detached house in a small development of six properties in a delightful semi-rural location.

HIGH SPECIFICATION NEW HOUSE
OPEN PLAN LIVING SPACE
4 BEDROOMS, 3 BATHROOMS AND STUDY
JUST COMPLETED - AVAILABLE NOW
SOUTH FACING GARDEN
LUXURY FULLY EQUIPPED KITCHEN
SAMSUNG AIR SOURCE HEATING SYSTEM
10 YEAR WARRANTY
EPC = B

THE PROPERTY

A recently completed new house with 10 Year Build Warranty, air source heating system and underfloor heating to the ground floor and radiators to the first floor.

Backing South and forming part of a small development in a semi rural location, the property is within easy reach of Chalfont St Giles, Little Chalfont and Chorleywood.

ACCOMMODATION

Pitched Entrance leading to Entrance Hall with store cupboard. Cloakroom with low level WC, vanity basin, tiled walls and floor. Dining Room - Sitting Room with three pairs of double doors to terrace and garden. Kitchen with extensive range of floor and wall cupboards, breakfast bar, Neff double ovens, refrigerator and freezer, induction hob, integrated Neff dishwasher, shelving. Utility Room with sink unit, Neff washing machine, Hoover tumble dryer. Door to side. Study overlooking front garden.

On the first floor
Landing linen cupboard and pressurised water tank.

Bedroom 1
double doors, Juliet balcony overlooking the garden. Dressing Room with access to roof space. En suite Shower Room large, glass-fronted shower, vanity basin, low level WC, floor and wall tiles.

Bedroom 2
with En suite Shower Room, low level WC, vanity basin, illuminated mirror, floor and wall tiles.

Bedroom 3
Bedroom 4

Family Bathroom with large shower, panel enclosed bath with shower attachment, vanity basin, low level WC, illuminated mirror.

OUTSIDE

There is double parking to the front of the property with an adjacent lawn, hedging and fencing.

Pathways on both sides of the property lead to the rear garden which is laid to lawn and enclosed by hedging and fencing.

One additional covered parking space (second left).

Chalfont St Giles is a picturesque village with all 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 nearby Little Chalfont.

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

Chalfont & Latimer Mainline Station offers frequent services on the Metropolitan and Chiltern Lines to London Marylebone and Baker Street.



GENERAL

Local Authority

Buckinghamshire Council Council Tax Band: G

Services Mains water, private drainage and electricity.

Agents note: A small number of images have been enhanced with CGI staging.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area
Ground Floor = 101.5 sq m / 1,092 sq ft
First Floor = 96.1 sq m / 1,034 sq ft
Total = 197.6 sq m / 2,126 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Colman & Co



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

SALES 01494 871991

colmanand.co.uk

