



SYCAMORE ROAD, CHALFONT ST. GILES





57A SYCAMORE ROAD
CHALFONT ST. GILES
HP8 4LG

Tucked away at the end of a small private drive, the property has the benefit of a garage, carport and parking.

FAMILY HOUSE
QUIET LOCATION
GARDEN OFFICE ROOM
FOUR DOUBLE BEDROOMS
THREE BATHROOMS
TWO LARGE RECEPTION ROOMS
GARAGE AND PARKING
EPC = C

THE PROPERTY

Tucked away at the end of a small private drive, the property has the benefit of a garage, carport and parking.

A surprisingly spacious detached family house that offers excellent accommodation which includes four Bedrooms and three Bathrooms.

Each room is of generous proportions and the property is offered in excellent condition.

ACCOMMODATION

A paved driveway leads to the side of the property. Covered entrance and front door to the hall. Cloakroom with low level WC and basin.

Double doors to the Dining Room with wood flooring. Patio doors leading to the garden.

The large Kitchen has a good range of wall and base cupboards with drawers, integrated dishwasher.

Range cooker, gas hob and electric oven. Stainless steel sink. Space for a fridge freezer. Further wall and floor cupboards. Doors to the garden.

Utility Room with cupboards and space for a washing machine and tumble dryer.

The spacious Sitting Room has a double aspect.

On the first floor:

Landing
Three double Bedrooms
Family Bathroom
En Suite Shower Room

On the second floor:

Bedroom with En Suite Shower Room.

The gas central heating boiler is located in a cupboard in the second floor bathroom.

OUTSIDE

The rear garden is approached by a wide patio with steps to an area of artificial grass and further terrace. Detached Garden Office.

Large detached garage to the front of the property and side access through a gate. Carport parking area.

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 with frequent services 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

SALES 01494 871991

colmanand.co.uk

