



LONDON ROAD, CHALFONT ST. GILES

COLMAN
&CO



HOMING, LONDON ROAD CHALFONT ST. GILES HP8 4ND

A semi detached house with versatile accommodation and requiring complete modernisation.

VERSATILE ACCOMMODATION
REQUIRES COMPLETE MODERNISATION
SOUTH -EAST FACING GARDEN
LARGE DRIVEWAY & GARAGE
SEMI DETACHED WITH BATHROOMS ON BOTH FLOORS
BEDROOMS GROUND & FIRST FLOORS
CONVENIENT FOR VILLAGE CENTRE
EPC = to be advised

THE PROPERTY

A spacious semi detached house with accommodation that offers a number of options to suit personal requirements.

There are four rooms on the ground floor and two bedrooms on the upper floor and the added benefit of two shower rooms and a bathroom.

The property has a garage and ample parking to the front. At the rear, the sunny enclosed garden is well established.

ACCOMMODATION

Entrance
Cloakroom/Shower room with cubicle, low level WC, hand basin, tiled floor.
Entrance Hall with understairs cupboard, electric convector-night storage heater, heated linen cupboard.
Shower Room with large shower, low level WC, pedestal basin, tiled walls and floor.

Bedroom 1 with fitted wardrobe cupboard
Bedroom 2 with vanity basin

Sitting Room open fireplace, stone surround, brass canopy, glazed door to garden, convector-night storage heater. Arch to Dining Room convector-night storage heater.

Kitchen with range of cupboards and drawers, double oven, electric hob, extractor above, plumbing for dishwasher, electric heater, tiled walls and floor, sliding door to garden.

Utility with cupboards, work top, sink, tiled floor, space for washing machine and tumble dryer, door to garden. Door to Garage with up and over electronically controlled door, light and power.

On the first floor Landing

Bedroom 3 with electric heater, eaves storage.
Bedroom 4 with electric heater, cupboard.

Bathroom panel enclosed bath, pedestal basin, low level WC, tiled walls.

OUTSIDE

The front garden is well screened from the road by hedging and approached by a driveway which provides parking for a number of cars. There are shrubs and an established Beech tree.

The property enjoys a sunny aspect to the rear with a garden that is approached by a wide paved terrace with steps down to an area of lawn enclosed by hedging, wall, fencing and shrubs. There is a Bramley apple tree and two garden storage sheds.

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. There are Mainline Stations in Gerrards Cross and Chalfont & Latimer. 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 E

Services

Mains water and electricity. Gas supply available.


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Approximate Gross Internal Area
Ground Floor = 124.1 sq m / 1,336 sq ft
First Floor = 31.8 sq m / 342 sq ft
Total = 155.9 sq m / 1,678 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



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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