



NARCOT LANE, CHALFONT ST. GILES

COLMAN  
&CO







57, NARCOT LANE  
CHALFONT ST. GILES  
HP8 4DB

An extended terraced house with garage  
and on-site parking for several cars.

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EXTENDED TERRACED HOUSE  
LARGE SITTING ROOM  
KITCHEN - DINING ROOM  
GROUND FLOOR WC  
GARAGE WITH POTENTIAL FOR CONVERSION  
OVERLOOKING GOLF COURSE  
LARGE DRIVEWAY & AMPLE PARKING  
EPC = C

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**THE PROPERTY**

A mid-terrace family home with spacious sitting room and three good sized bedrooms.

The property benefits from a garage and on-site parking.

Located opposite Oakland Park Golf Course, the property is a level walk to a local convenience store and just over ¾ mile from the village centre and schools.

**ACCOMMODATION**

A gravel driveway leads to the front of the property.

Entrance Porch with glass sliding door, leading to inner hall with coat cupboard.

Door to spacious Sitting Room with stone surround fireplace and electric fire.

Stairs to first floor with understairs low level WC.

Kitchen - Dining Room with fitted cupboards and drawers, worktops, wall cupboards, sink unit, plumbing for washing machine, gas point.

Door leading to garden.

On the first floor

Landing with access to roof space, heated linen cupboard with hot water tank and gas central heating boiler.

Bedroom 1 with built in wardrobes.

Bedroom 2 with built in wardrobes.

Bedroom 3

Bathroom with walk-in shower, low level WC, vanity unit, tiled walls and floor.

**OUTSIDE**

The gravel driveway to the front of the property with parking for several cars, leads to the Garage.

The rear garden which is level is well enclosed, includes a garden shed and gate access to the rear leading to Fleetwood Close.

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  
Chiltern District Council

### Services

Mains water, gas and electricity.

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