



SYCAMORE CLOSE, CHALFONT ST. GILES

COLMAN
&CO



3, SYCAMORE CLOSE CHALFONT ST. GILES HP8 4LF

A chalet bungalow with a south facing garden and versatile accommodation mainly to the ground floor.

VERSATILE ACCOMMODATION ON TWO FLOORS
SOUTH FACING REAR GARDEN
EXTENDED KITCHEN
TWO BATHROOMS
SPACIOUS LIVING ROOM
QUIET CUL DE SAC
CLOSE TO OPEN COUNTRYSIDE
EPC = D

THE PROPERTY

Located in a small, quiet cul de sac close to open countryside within easy reach of the picturesque village centre with an excellent range of amenities.

The property has been extended to offer a well fitted kitchen of good size. There are bedrooms on both floors and the advantage of two bathrooms.

The property benefits from a sunny garden to the rear and ample parking to the front.

ACCOMMODATION

Entrance Hall heated linen cupboard, access to roof space.

Sitting Room - Dining Room open fire with stone surround, wall light points, door to

Sun Room with tiled floor, sliding door to terrace and garden. Door to

Bedroom 3

Kitchen extended with excellent range of fitted floor cupboards, drawers, wall cupboards, double oven, gas hob with extractor above, plumbing for washing machine, space for tumble dryer and fridge freezer, plumbing for dishwasher, wall mounted gas fired central heating boiler, glass-fronted display cabinet, high pitched ceiling with two Velux windows. Casement door to rear garden.

Bedroom 1 range of fitted wardrobe cupboards and shelving, bay window.

Study with understairs cupboard.

Bathroom with panel enclosed bath and shower attachment above, vanity basin, low level WC, tiled walls.

On the first floor

Bedroom 2 with eaves storage space.

En Suite Bathroom with panel enclosed bath, vanity basin, low level WC, tiled walls.

OUTSIDE

To the front, the garden is laid to lawn and bordered by trees and shrubs. A driveway provides parking space and access to the garage. A pathway leads to the rear of the property.

The rear garden is well enclosed by fencing and approached by a terrace and raised flower bed with steps down to a gently sloping lawn with a variety of fruit trees and shrubs. There are two greenhouses and a garden shed.

Chalfont St Giles is a picturesque village with a good range of 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, 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. 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.

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.



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

SALES 01494 871991

colmanand.co.uk

