



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.

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

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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.
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