



DEANWAY, CHALFONT ST. GILES

COLMAN  
&CO







72, DEANWAY  
CHALFONT ST GILES  
HP8 4JT

**A most attractively presented bungalow with deceptively spacious accommodation and a manageable private tiered garden.**

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SUPERBLY PRESENTED THROUGHOUT  
MODERNISED TO A HIGH STANDARD  
TWO DOUBLE BEDROOMS  
DOUBLE ASPECT SITTING ROOM  
FAMILY ROOM/ BREAKFAST ROOM  
PARKING FOR TWO CARS  
PRIVATE TIERED GARDEN  
CLOSE TO VILLAGE AND SCHOOLS  
EPC = D

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**THE PROPERTY**

A comfortably arranged and well modernised bungalow located within easy reach of the Village centre with an excellent range of shops and amenities.

The property has been well maintained and benefits from double glazing and gas fired central heating.

There is a spacious Breakfast Room/Family Room to the rear.

**ACCOMMODATION**

Entrance Porch with tiled floor, door to Entrance Hall with Amtico flooring, cupboard containing Megaflow system and storage space.

Access to roof space via a pull down ladder.

Sitting Room, a double aspect room with Amtico flooring, TV/Sky sockets, double doors to

Family Room/Breakfast Room with laminate floor and sliding door to patio area and rear garden.

Kitchen with an excellent range of units with granite worktops and breakfast bar, built in electric Neff oven, gas hob with extractor above, space for fridge/freezer, plumbing and space for washing machine or dishwasher, wall mounted gas central heating boiler, tiled splashbacks, Amtico floor.

Wide opening to Breakfast Room/Family Room.

Bedroom One with built in double wardrobe, Amtico floor.

Bedroom Two with built in double wardrobe and Amtico floor.

Bathroom fully tiled with basin and storage beneath, low-level WC, panelled bath with waterfall shower and curved screen, shaver point, wall storage cabinet and Amtico floor.

Utility Area accessed from the patio, space for freezer and tumble dryer.

**OUTSIDE**

Garage with an up and over door, light and power. Potential to convert to living space subject to consent.

The property is approached by a driveway with parking for two cars. Steps lead up to the front garden with an area of lawn, a variety of shrubs and trees. Outside lighting.

There is gated access to the rear garden which is terraced with a patio area. Steps lead up to two further areas of patio.

The garden is laid mainly to lawn and enclosed by panelled fencing.

A home office has been built into the corner of the garden there is light and power.

Chalfont St Giles is a picturesque Village with all the amenities required for day-to-day living.

There are Nursery, Infant and Junior Schools in the Village with Senior Schools in nearby Little Chalfont, Amersham and Chalfont St Peter.



## GENERAL

Local Authority  
Chiltern District Council

### Services

Mains water, gas and electricity.

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

SALES 01494 871991

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