



FLEETWOOD CLOSE, CHALFONT ST. GILES

COLMAN  
&CO



## 26, FLEETWOOD CLOSE CHALFONT ST. GILES HP8 4DR

A modern family home tucked away in the corner of a quiet cul de sac within easy reach of local schools and the village

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MODERN FAMILY HOUSE WITH GARAGE  
QUIET CUL DE SAC  
LARGE LIVING SPACE  
STYLISH WELL EQUIPPED KITCHEN  
THREE GOOD SIZED BEDROOMS  
EASY REACH VILLAGE CENTRE  
CONVENIENT FOR LOCAL SCHOOLS  
EPC = D

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### THE PROPERTY

A light and airy modern home with a spacious double aspect Sitting /Dining Room and well fitted Kitchen.

The three Bedrooms are of good size and the property benefits from a garage nearby.

Located in a quiet cul de sac close to open countryside, the property is about half a mile from local schools and under a mile from the picturesque village centre.

### ACCOMMODATION

Enclosed Entrance, storage cupboard

Entrance Hall, wood floor and arch to

Sitting/Dining Room  
a double aspect room with wood floor, understairs cupboard, sliding doors to terrace and garden.

Kitchen  
well equipped with a modern range of units with drawers and cupboards, continuous work tops, double oven, induction hob, extractor, integrated fridge and freezer, integrated dishwasher, tiled walls and floor.

On the first floor

Landing with access to roof space

Bedroom 1  
Bedroom 2 built in wardrobe cupboard  
Bedroom 3

Bathroom  
with panel enclosed bath with shower, vanity basin, cupboards beneath, cupboard containing gas fired central heating boiler, tiled walls.

### OUTSIDE

To the front, the garden is laid to lawn with flower beds and shrubs.

The rear garden is approached by a wide terrace leading to a level lawn with a further terraced dining area.

Well enclosed by fencing, a gate leads to the garage (third on the left).

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.

For the commuter there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone & 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 Motorway.



## GENERAL

Local Authority  
Buckinghamshire Council

Services  
Mains water, gas and electricity.

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