



DEANWAY, CHALFONT ST. GILES

COLMAN
&CO



38A DEANWAY

CHALFONT ST. GILES

HP8 4JR

A new detached house nearing completion and ready for occupation early 2025.

NEW HOUSE 2,327 SQUARE FEET
HIGH SPECIFICATION
CARPETS & WARDROBES
FAMILY ACCOMMODATION OVER THREE FLOORS
THREE CAR PARKING BAY
LARGE KITCHEN-LIVING-DINING ROOM
SEPARATE SITTING ROOM AND STUDY
EPC = C

ACCOMMODATION

Covered entrance.
Entrance Hall with understairs cupboard.
Cloakroom with low level WC, concealed cistern, hand basin, heated towel rail, tiled walls and floor.

Sitting Room with recess and power for flat screen television.

Kitchen – Living - Dining Room with bi-fold doors to wide terrace and garden. Superbly equipped kitchen with large island unit with sink, shelved cupboards, breakfast bar, wine chiller, double sink, dishwasher, waste storage, drawers, wall cupboards, two Neff ovens, one combination/microwave, Neff induction hob with extractor above, larder fridge and separate freezer. Granite work surfaces.

Utility Room with cupboards, worktops, Bosch washing machine, separate dryer, stable door to side of property.
Study with cupboard containing pressurised hot water tank.

On the first floor Landing

Bedroom 1 wall lights, dressing area with fitted wardrobe cupboards. En Suite Shower room with wide cubicle, low level WC, vanity basin, heated towel rail, tiled walls and floor.
Bedroom 2 with En Suite Shower room with low level WC, vanity basin, heated towel rail, tiled walls and floor.
Bedroom 3

Family Bathroom with tiled enclosed bath, hand shower attachment, low level WC, vanity basin, large shower cubicle, heated towel rail, tiled walls and floor.

On the second floor Landing

Bedroom 4 with eaves storage.
Bedroom 5/Media Room with eaves storage.

Family Bathroom (2) with tiled enclosed bath with hand shower attachment, low level WC, vanity basin, shelving and cupboards, tiled walls and floor.

OUTSIDE

Three car parking bays with EV charging point. Steps to the raised garden with pathways to the house and rear. A wide sheltered terrace with raised planters leads to the well enclosed rear garden. Wrought iron fencing to the rear and front. Outside lighting. Air source heating with underfloor heating to the ground floor, radiators to the first and second floors. EPC - tbc. 10 Year Build Warranty.

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 with frequent services to London Marylebone and Baker Street on the Chiltern and Metropolitan lines.



GENERAL

Local Authority Buckinghamshire Council
Council Tax Band not yet available

Services Mains water, electricity, air source heating.

Agents note: A small number of images have been enhanced with CGI staging.

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

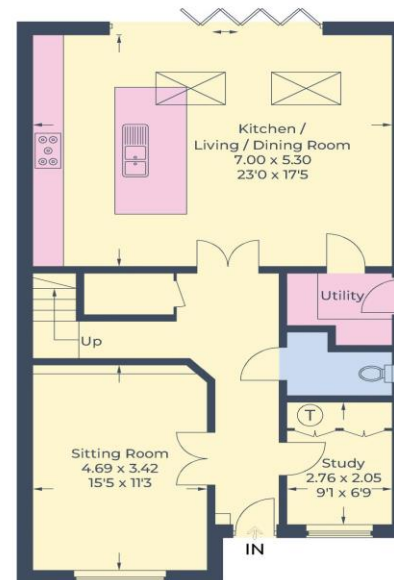
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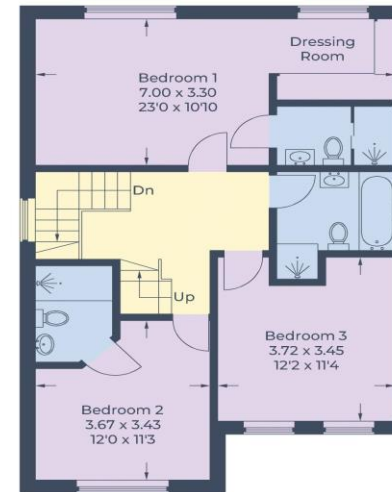
Approximate Gross Internal Area
Ground Floor = 82.8 sq m / 891 sq ft
First Floor = 69.0 sq m / 743 sq ft
Second Floor = 64.4 sq m / 693 sq ft (Including Eaves)
Total = 216.2 sq m / 2,327 sq ft



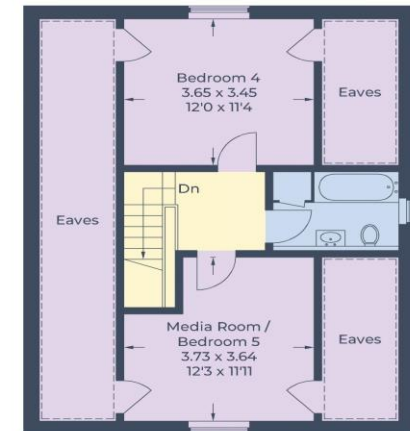
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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