



PALLISER ROAD, CHALFONT ST. GILES

COLMAN
&CO



12 PALLISER ROAD CHALFONT ST. GILES HP8 4DN

A large thoughtfully extended semi detached family home with large, secluded level garden.

STYLISHLY EXTENDED FAMILY HOUSE
GENEROUSLY PROPORTIONED INTERIOR
5 BEDROOMS & 2 BATHROOMS
SUPERB KITCHEN - BREAKFAST ROOM
LARGE UTILITY WITH DOGGIE SHOWER!
2 MODERN LUXURY BATHROOMS
LARGE GARDEN WITH HIGH DEGREE OF PRIVACY
EPC = C

THE PROPERTY

A well proportioned family house with large open plan reception rooms and an impressive superbly equipped Kitchen - Breakfast Room and large Utility. There are 5 Bedrooms and 2 Bathrooms both beautifully fitted and attractively tiled. There is a wide, well enclosed garden offering privacy to the rear and parking for 3 cars to the front.

ACCOMMODATION

Wood floor throughout Entrance Hall, Sitting Room, Dining Room and Study.
Entrance Hall, understairs cupboard.

Study with desk top.

Sitting Room with coats cupboard, two Velux skylight windows, sliding patio doors to garden, wide square access to

Dining Room with fireplace, bay window. (This room could easily be divided from the Sitting Room, if required.)

Kitchen - Breakfast Room well fitted with a range of cupboards and drawers, Zenith worktops, wall cupboards, carousel cupboard, island unit, space for fridge freezer, Velux skylight window, tiled floor, large floor to ceiling wood-fronted cupboard, gas hob, extractor hood, microwave, double oven, integrated dishwasher. Double doors to Garden, door to lobby, door to the front.

Cloakroom low level WC, vanity basin, tiled floor, extractor. Utility Room gas central heating boiler, plumbing for washing machine, extractor, space for freezer, tiled floor, purpose built dog shower.

On the first floor
wood floor throughout landing and bedrooms.
Landing with access to insulated and boarded loft.

There are five Bedrooms.

Bathroom panel enclosed bath with shower above, low level WC, vanity basin, Porcelanosa tiling.
Shower Room water jet controlled shower, low level WC, hand basin, Porcelanosa tiling.

OUTSIDE

A decorative loose slate drive and pathway lead to the property and a gate provides access to the side and rear. The driveway shares access with a neighbouring property.

The wide rear garden enjoys a sunny West facing aspect and is partly bordered by high laurel hedging to provide privacy. Laid mainly to lawn, there are a variety of shrubs, a sun terrace and garden shed. External power and lighting. Greenhouse.

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. Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25 Motorway.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band E

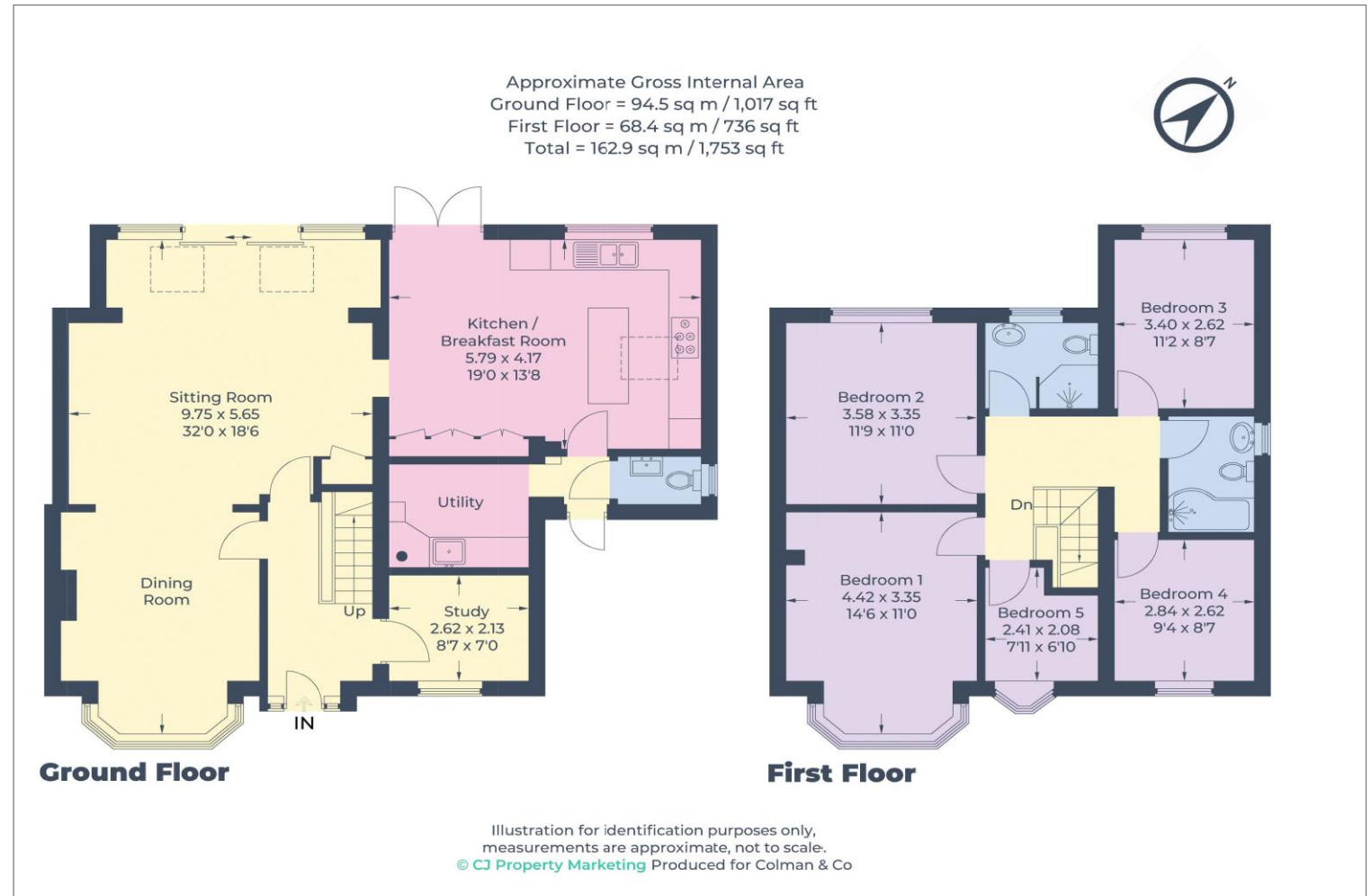
Services

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.



COLMAN
& CO

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

SALES 01494 871991

colmanand.co.uk

