



KINGS ROAD, CHALFONT ST. GILES

COLMAN
&CO



39 KINGS ROAD CHALFONT ST. GILES HP8 4HP

A bungalow requiring complete modernisation with potential to extend or replace with a new house STPP.

REQUIRES COMPLETE MODERNISATION
POTENTIAL TO EXTEND STPP
LONG NARROW PLOT approx. 580ft deep x 35ft wide
POTENTIAL BUILDING PLOT STPP
EXCELLENT LOCATION
HALF MILE FROM VILLAGE CENTRE
CLOSE TO OPEN COUNTRYSIDE
EPC = D

THE PROPERTY

NO ONWARD CHAIN.

An older bungalow, built in about 1924, with potential for replacement with a new house or considerable scope for extension and modernisation of the existing dwelling, subject to planning consent.

Standing well back from the road, the property is set in an extremely deep narrow garden.

PLEASE NOTE :

The Title is unregistered and the purchaser will be responsible for the cost of First Registration.

ACCOMMODATION

Entrance Hall with access to roof space.

Sitting Room with double aspect, fireplace, shelved cupboard.

Dining Room with large cupboard, cupboard containing gas fired central heating boiler.

Kitchen with deep cupboard, plumbing for washing machine, door to garden.

Bathroom with bath, shower, hand basin and low level WC.

Bedroom 1 with bay window, wardrobe cupboards and view to the front.

Bedroom 2 with bay window, deep cupboard and rear garden aspect.

OUTSIDE

The property stands in an extremely deep garden with an approximate depth of 580 feet x 35 feet wide.

There are a number of outbuildings mostly in poor condition and ample on site parking for several vehicles.

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.

Fast and frequent services are available 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.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band F

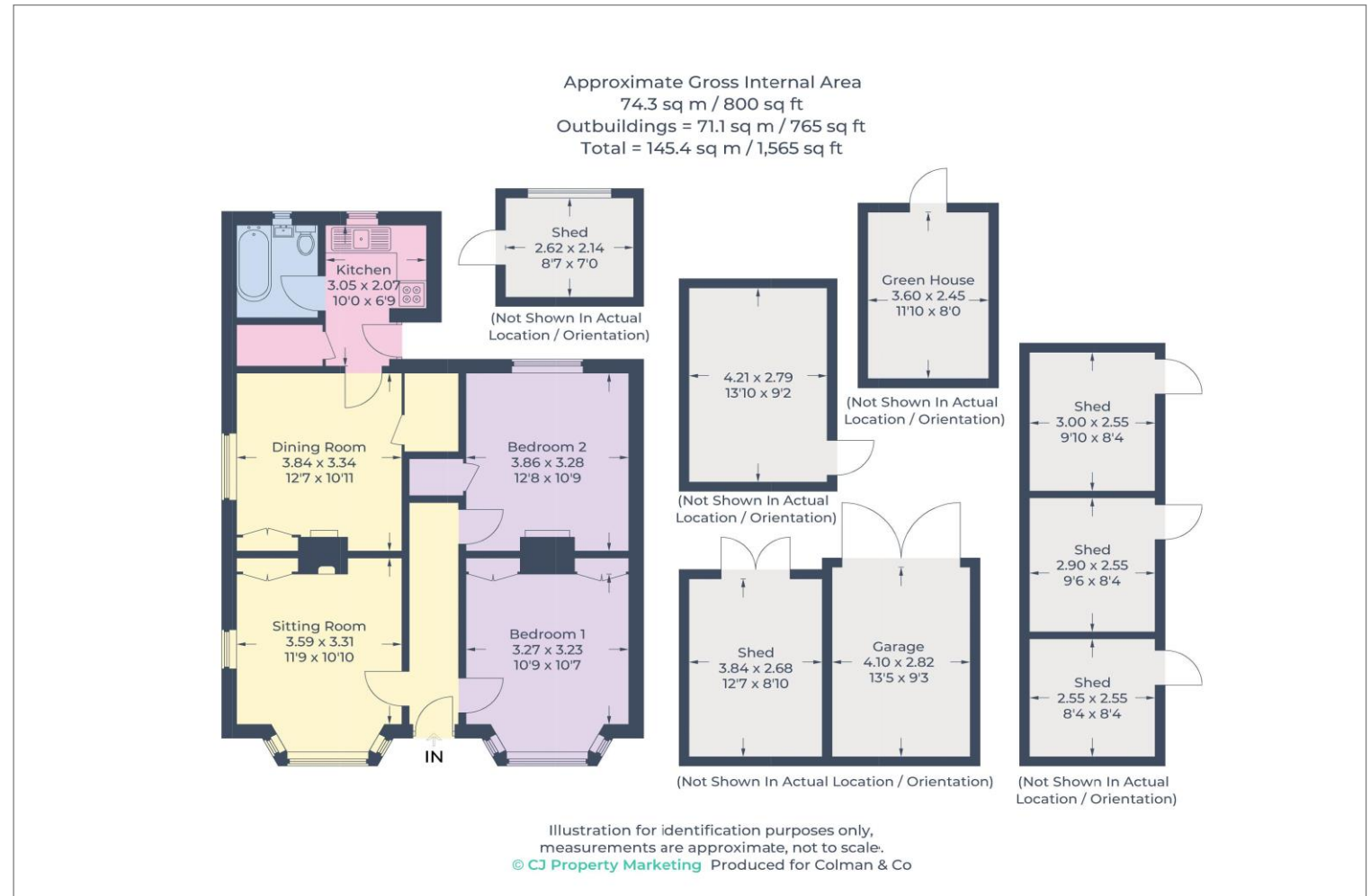
Services

Mains water, gas and electricity.

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