



UP CORNER CLOSE, CHALFONT ST. GILES

COLMAN  
&CO







# 1 UP CORNER CLOSE CHALFONT ST. GILES HP8 4PU

An extended and modernised semi-detached house with remodelled kitchen.

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RECENTLY MODERNISED  
KITCHEN MAKEOVER  
REDECORATED THROUGHOUT - NEW CARPETING  
VINYL TILED FLOORING TO GROUND FLOOR  
VERY CLOSE TO VILLAGE CENTRE  
VIEWS OF THE GREEN  
ATTRACTIVE GARDEN  
EPC = D

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## THE PROPERTY

NO ONWARD CHAIN

A semi-detached house overlooking The Green, only a short distance from the village centre, shops and schools.

Recently modernised and redecorated the property features Two Reception Rooms, Three Double Bedrooms and Two Bathrooms.

The remodelled fitted Kitchen with appliances has considerable appeal and the attractive luxury vinyl tiles throughout the ground floor create a feeling of space and comfort.

## ACCOMMODATION

Enclosed entrance.

Door to Entrance Hall with new consumer unit (fuse box). Door to Dining Room with shelved cupboard. Sliding patio doors to terrace and garden. Sitting Room with double aspect, timber fireplace surround, bay window.

Kitchen remodelled with a range of floor and wall cupboards, drawers and continuous worktops, tiled walls, oven, gas hob, dishwasher, plumbing for washing machine, fridge, freezer, heated towel rail, door to side.

Cloakroom with low level WC, vanity basin, tiled walls, heated towel rail.

On the first floor  
Landing.

Bedroom 1 with access to roof space.

En Suite Shower Room with shower cubicle, low level WC, vanity basin, heated towel rail, tiled walls and floor.

Bedroom 2 with heated linen cupboard, radiator and wall mounted gas fired central heating boiler. Lovely views across The Green.

Bedroom 3 access to roof space via pull down ladder, cupboard containing hot water storage tank.

Bathroom with panel enclosed bath with shower attachment, pedestal basin, low level WC, tiled walls and heated towel rail.

**PLEASE NOTE** the original part of the house is of steel framed construction. Please ask for further information.

## OUTSIDE

To the front there is a large flower border with shrubs and an adjacent parking area for one car. A gate and path lead to the rear garden which is approached by a wide paved terrace. Steps lead down to the enclosed level garden and lawn with mature apple tree and shrubs. Garden shed.

**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.



## GENERAL

Local Authority  
Buckinghamshire Council  
Council Tax Band F

## Services

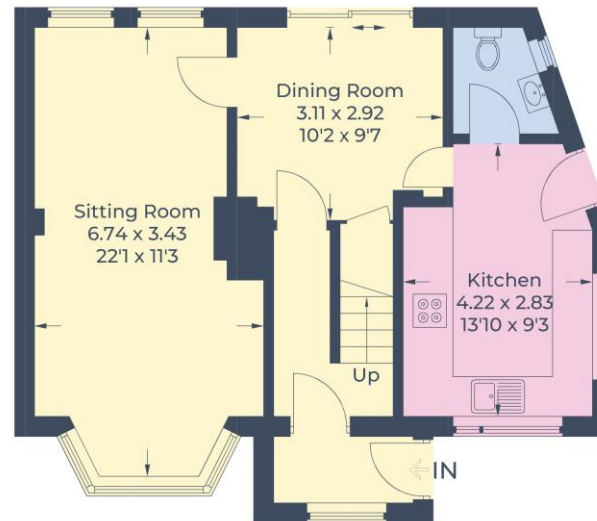
Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

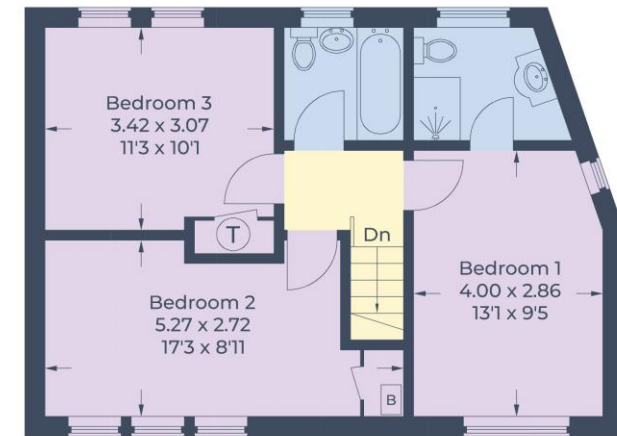
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Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area  
Ground Floor = 52.6 sq m / 566 sq ft  
First Floor = 47.5 sq m / 511 sq ft  
Total = 100.1 sq m / 1,077 sq ft



**Ground Floor**



**First Floor**

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