



HILLSIDE CLOSE, CHALFONT ST. GILES

COLMAN
&CO



7, HILLSIDE CLOSE CHALFONT ST. GILES HP8 4JN

**A beautifully presented terraced home
backing south with thoughtfully designed
tiered garden and garage.**

ATTRACTIVELY PRESENTED HOME
PRETTY SOUTH FACING GARDEN
OVERLOOKS CENTRAL GREEN
SMALL QUIET CUL DE SAC
TIERED GARDEN DESIGNED FOR EASY MAINTENANCE
WALKING DISTANCE TO LOCAL SCHOOLS
GARAGE AND PARKING SPACE
EPC = C

THE PROPERTY

Standing on high ground with pleasing views towards the Central Green, the property is situated in a small quiet cul de sac a short distance from local schools.

Decorated to a high standard, the light, well-arranged accommodation is of good size and the modern Kitchen well fitted with Neff appliances.

ACCOMMODATION

Entrance Porch

Sitting Room with open fireplace with marble and timber surround, wide-square access to

Dining Room with door to

Kitchen well fitted with a range of floor and wall cupboards & drawers, Neff electric induction hob, extractor hood, Neff double oven and warming tray, pull-out larder cupboard, integrated fridge and dishwasher, tiled floor, understairs cupboard.

Door to Integral Garage with plumbing for washing machine, light & power, outside water tap.

ON THE FIRST FLOOR

Landing - access via pull-down ladder to roof space, partly boarded. Heated linen cupboard with gas central heating boiler.

Bedroom 1 with a pair of fitted wardrobe cupboards. With views over Central Green.

Bedroom 2 fitted wardrobe and drawers. Attractive view over the Garden.

Bedroom 3

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

OUTSIDE

Approached over a driveway shared with two other properties, with lawn to the side.

There is parking for one vehicle and an Integral Garage.

The rear garden has a sheltered sun Terrace with outside tap and external power source. There are railway sleepers retaining flower beds with established lavender. Steps lead up to a further area of garden with artificial lawn, bordered by hedging & fencing and decorative trellis.

Further steps lead to a decorative gravelled Terrace, a large area of composite decking, bordered by raised flower beds and shrubs.

Chalfont St Giles is a picturesque village with all 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.

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



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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