



SYCAMORE CLOSE, CHALFONT ST. GILES

COLMAN
&CO



6, SYCAMORE CLOSE CHALFONT ST. GILES HP8 4LF

A considerably improved & extended single storey residence, potential for upper floor accommodation STPP.

VERSATILE SINGLE STOREY ACCOMMODATION
FAMILY HOME OR PERFECT FOR RETIREMENT
BEAUTIFULLY PRESENTED & MODERNISED
LARGE SUN TERRACE
SOUTH FACING GARDEN
QUIET CUL DEC SAC
AMPLE PARKING
¾ MILE TO VILLAGE CENTRE
EPC = F

THE PROPERTY

NO ONWARD CHAIN.
Backing South with attractive gardens and quiet location in a small cul de sac, the property has versatile accommodation throughout one level.

Deceptively spacious, well fitted and modernised the property provides a number of layout options to suit individual requirements.

There is ample on-site parking and a gently sloping rear garden benefitting from a full width sun terrace

ACCOMMODATION

Entrance Hall with rooflight, coats cupboard.

Kitchen - Breakfast Room re-equipped with an excellent range of floor and wall cupboards, drawers, work tops, oven & grill, induction hob, extractor, dishwasher, tiled walls, Velux windows, rooflight and double doors to terrace and garden.

Utility Room excellent storage space, fitted cupboards, space for large fridge/freezer. washing machine, tumble dryer. Door to front.

Sitting - Dining Room with views of the garden.

Study with shelving.

Bedroom 1 En suite Shower Room with shower cubicle, low level WC, vanity basin, tiled floor with underfloor heating.

Bedroom 2 with shelving.

Inner Hall with access via pull down ladder to roof space containing gas fired combination boiler.

Bedroom 3 with shelving Bedroom 4

Family Bathroom with suite of panel enclosed bath with shower, vanity basin, low level WC, cupboard, tiled floor and walls.

OUTSIDE

There is a block paved driveway to the property providing parking for several cars. To one side there is an area of lawn and the garden is enclosed by hedging. A side gate provides access to the rear garden.

Backing South with pleasant roof top views the garden is approached by a wide terrace perfect for Al fresco dining. Wooden poles provide fixings for a canvas sun shelter. Beneath the property is a useful drinks fridge. Home Office with electric wall mounted heater. Steps lead gently down to a wide area of lawn. Garden Shed.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys in Amersham & Dr Challoner's High School for Girls in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

There are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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

SALES 01494 871991

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Approximate Gross Internal Area = 123.7 sq m / 1,331 sq ft

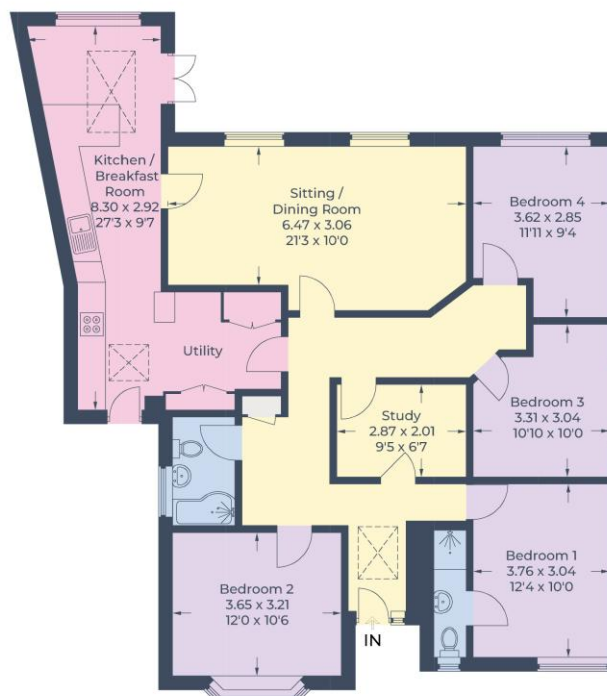


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