



FLEETWOOD CLOSE, CHALFONT ST. GILES

COLMAN
&CO



22, FLEETWOOD CLOSE CHALFONT ST. GILES HP8 4DR

A terraced house tucked away in the corner of a quiet cul de sac under a mile from the village centre and local schools.

MID TERRACED HOUSE & GARAGE
REQUIRES MODERNISATION
QUIET CUL DE SAC LOCATION
ATTRACTIVE GARDENS
DOUBLE ASPECT LIVING ROOM
GOOD SIZED KITCHEN
UNDER A MILE FROM LOCAL SCHOOLS
EPC = E

THE PROPERTY

NO ONWARD CHAIN.

Located close to open countryside and recreation ground, a family home with attractive gardens and garage.

Requiring modernisation the property has light well arranged accommodation, in particular the double aspect Sitting - Dining room with access to the garden.

ACCOMMODATION

Entrance porch with storage cupboard and door to entrance hall.

Sitting-Dining Room a double aspect room with understairs storage cupboard and sliding patio door to rear terrace and garden.

Kitchen a good size room with a range of fitted floor & wall cupboards, worktops, oven with electric hob and extractor.

Plumbing and space for washing machine, built in dishwasher, tiled floor and door to garden.

On the first floor

Landing with access to partly boarded loft space via loft ladder.

Bedroom 1 overlooking front garden.

Bedroom 2 with linen cupboard and views over rear garden.

Bedroom 3

Bathroom with a suite of panel enclosed bath, pedestal hand basin and low level WC.

OUTSIDE

A pathway leads to the front garden which is laid to lawn, with a further pathway leading to the property.

The level rear garden is enclosed by fencing and laid to lawn. A variety of shrubs, plants and terrace.

There is gated rear access leading to the Garage (5th from the left).

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 Motorway.



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

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Approximate Gross Internal Area
Ground Floor = 44.7 sq m / 481 sq ft
First Floor = 41.2 sq m / 443 sq ft
Total = 85.9 sq m / 924 sq ft

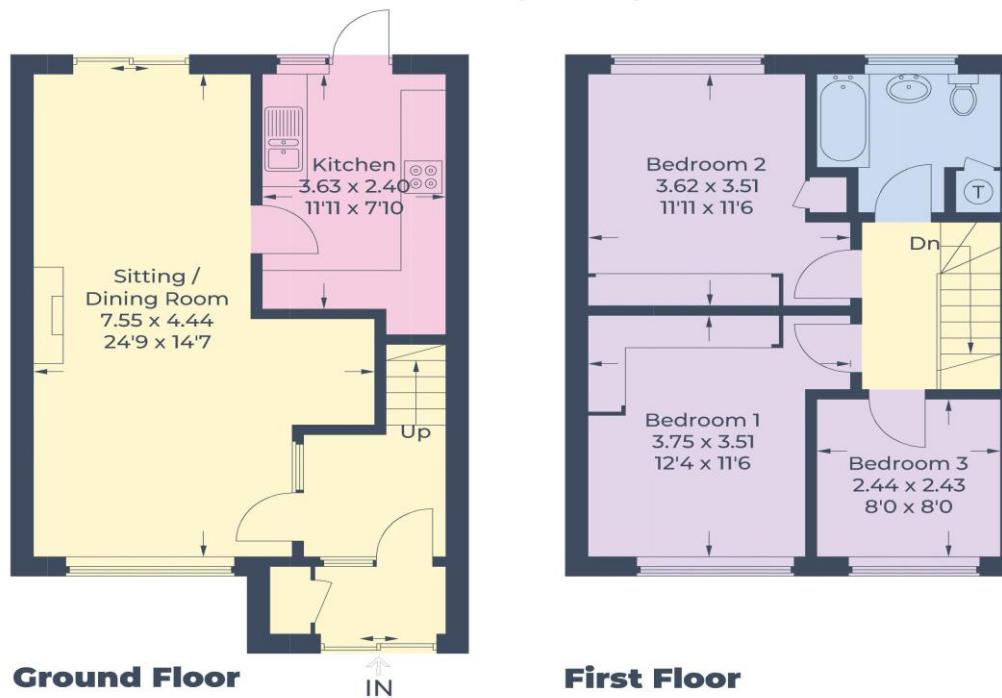


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