



FLEETWOOD CLOSE, CHALFONT ST. GILES

COLMAN
&CO



8, FLEETWOOD CLOSE CHALFONT ST. GILES HP8 4DP

A beautifully presented three bedroom modern terraced house with excellent parking and garage to the rear.

MODERN KITCHEN & BATHROOM
DOWNSTAIRS CLOAKROOM
UPVC REPLACEMENT WINDOWS
PARKING FOR 3 CARS
GARAGE TO REAR
BEAUTIFULLY PRESENTED THROUGHOUT
ATTRACTIVE LEVEL GARDEN
CONVENIENT FOR VILLAGE CENTRE & SCHOOLS
EPC = D

THE PROPERTY

A family house located in a quiet and popular cul-de-sac under a mile from the picturesque village centre and close to open countryside.

The property has driveway parking for two/three cars and a garage to the rear. The light, well-arranged accommodation is tastefully decorated and well maintained throughout.

ACCOMMODATION

Entrance Lobby with shelved cupboard containing the gas fired central heating boiler, door to

Entrance Hall leading through to

Double Aspect Sitting - Dining Room with double doors to the terrace and garden. Feature fireplace and newly laid laminate flooring.

Kitchen fitted with a modern range of base and wall cupboards, free standing electric oven and hob with extractor above.

Space for a fridge freezer, washing machine and tumble dryer.

Door to a Rear Lobby and Cloakroom with hand basin, low level WC and storage cupboard (former shower area).

On the first floor

Landing provides access to a fully boarded loft via a pull-down ladder.

Bedroom 1 to the front of the property.

Bedroom 2 to the rear of the property with a fitted shelved cupboard.

Bedroom 3 has a front aspect.

Bathroom of good size, fully tiled with a bath and power shower, vanity basin, storage cupboard, low level WC and heated linen cupboard.

OUTSIDE

The front garden has a block paved driveway providing parking for at least two cars. There is a gravelled area of garden with a variety of shrubs.

To the rear of the property the garden is approached by a paved terrace, leading to a level lawn with an attractive split-level decking area beyond. Well enclosed by fencing, the garden has a gated rear access leading to the Garage (8th from the left).

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.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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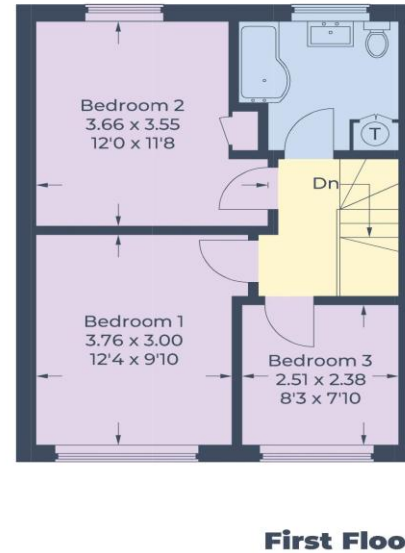
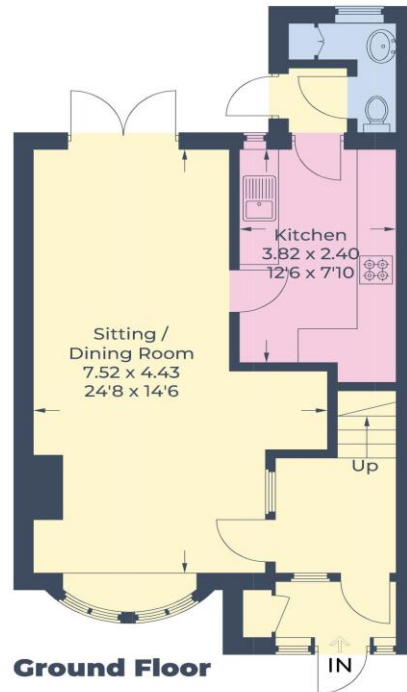


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
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Approximate Gross Internal Area
Ground Floor = 48.8 sq m / 525 sq ft
First Floor = 41.9 sq m / 451 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 103.8 sq m / 1,117 sq ft



(Not Shown In Actual Location / Orientation)

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