



CAPTAIN COOK CLOSE, CHALFONT ST. GILES

COLMAN
&CO



23, CAPTAIN COOK CLOSE CHALFONT ST. GILES HP8 4DS

An end of terrace family house backing onto open countryside with lovely views across farmland.

BACKING ONTO OPEN COUNTRYSIDE
LOVELY VIEWS
THREE DOUBLE BEDROOMS
POTENTIAL TO EXTEND STPP
GARAGE & CARPORT
REQUIRES MODERNISATION
QUIET CUL DE SAC
CONVENIENT FOR VILLAGE & SCHOOLS
EPC = C

THE PROPERTY

NO ONWARD CHAIN.

Backing South at the end of a quiet cul de sac with farmland literally at the bottom of the garden, this family home has potential to extend STPP.

Requiring modernisation, the property has scope to convert the garage into accommodation and the benefit of an additional sun-room. The three bedrooms are all doubles and there is room to create a second bathroom or small study.

ACCOMMODATION

Covered Entrance to Entrance Hall with a door to the Garage.

Sitting -Dining Room with gas coal fire with stone and timber surround, sliding door to

Sun Room with tiled floor and sliding door to terrace & garden.

Kitchen - Breakfast Room fitted with floor and wall cupboards, drawers, oven, grill, gas hob, extractor, space for dishwasher, fridge and washing machine. Cupboard containing gas fired central heating boiler, deep understairs cupboard.

On the First Floor

Landing with linen cupboard. Access via pull down ladder to partly boarded roof space.

Bedroom 1 range of fitted wardrobe cupboards, lovely views across open countryside.

Bedroom 2 fitted wardrobe cupboard, vanity basin with drawers beneath.

Bedroom 3 with views over farmland.

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

OUTSIDE

Integral Garage with up and over door, light and power. Access to garden. Carport.

The front garden has a driveway and parking space for two or three cars. There is access to one side to the rear garden. Level and well enclosed the rear garden has flower beds and shrubs and is approached by a terrace with an ornamental pond to the side. 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. 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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