



NARCOT LANE, CHALFONT ST. GILES

COLMAN
&CO



21 NARCOT LANE CHALFONT ST. GILES HP8 4DA

A modernised and extended older style terraced family house, three quarters of a mile from the village centre.

THREE LARGE BEDROOMS
24 FOOT LONG SITTING ROOM
KITCHEN - BREAKFAST ROOM
OFF ROAD PARKING FOR SEVERAL CARS
ENCLOSED EAST FACING GARDEN
GARDEN OFFICE
EASY REACH OF SHOPS & SCHOOLS
EPC = C

THE PROPERTY

NO ONWARD CHAIN.

A surprisingly spacious family home with three large bedrooms, modern bathroom, with parking for several vehicles to the front and level well enclosed garden with office to the rear.

ACCOMMODATION

Entrance door and lobby to inner Hall, understairs cupboard and cloakroom with low level WC and hand basin.

Sitting Room
with recessed wood burner and sliding door to Conservatory with double doors to garden.

Kitchen - Breakfast Room
well equipped with an excellent range of fitted floor and wall cupboards, drawers, pull out storage cupboards, oven, integrated dishwasher, microwave, plate warmer, gas hob, extractor above, plumbing for washing machine, cupboard containing gas fire central heating boiler, space for fridge freezer.

Breakfast Bar, space for Dining table, tiled walls.
Door to garden.

On the first floor

Landing with access to roof space.

Bedroom 1 built in wardrobe cupboards.
Bedroom 2 built in wardrobe cupboard, shelving.
Bedroom 3

Family Bathroom tiled with a modern suite of panel enclosed bath, vanity hand basin, low level WC and shower cubicle.

OUTSIDE

The garden to the front of the property is screened by hedging and provides space to park two to three cars. There are shrubs and further hedges.
A shared pedestrian path with a neighbour provides access to the well fenced rear garden with paved terrace, a variety of mature shrubs, lawn and flower beds with garden office beyond.

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.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band E

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 = 77.0 sq m / 829 sq ft
First Floor = 58.3 sq m / 627 sq ft
Total = 135.3 sq m / 1,456 sq ft



Ground Floor

First Floor

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