



SYCAMORE ROAD, CHALFONT ST. GILES

COLMAN
&CO



49, SYCAMORE ROAD
CHALFONT ST. GILES
HP8 4LG

A Period terraced cottage with a light deceptively spacious interior beautifully presented and modernised throughout.

VICTORIAN COTTAGE
FULLY MODERNISED
TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS
FITTED KITCHEN WITH QUARTZ WORKTOPS
QUIET TUCKED AWAY LOCATION
TWO AREAS OF GARDEN
EPC = C

THE PROPERTY

Built in the late 1800's and tucked away in a quiet unmade lane with parking spaces. The property has been comprehensively modernised and features an excellent fitted Kitchen with Quartz worktops, appliances and underfloor heating.

Both reception rooms have wood burning stoves and the Dining Room has engineered wood flooring.

ACCOMMODATION

Covered entrance with door to Living Room with a fireplace surround and wood burning stove.

From here there is a door to the Dining Room with engineered wood flooring, double doors to the garden and a fireplace surround with wood burning stove, two cupboards with storage space, consumer unit and meters.

The kitchen has been refitted in recent years with a good range of floor and wall cupboards. Quartz work tops, gas hob, extractor, Quooker boiling water

tap, dishwasher, oven, microwave oven, larder cupboard, fridge and freezer.

Underfloor heating, cupboard containing plumbing for a washing machine.

Shower Room with wide shower tray, low level WC, vanity basin with drawers beneath, tiled walls and floor, heated towel rail, underfloor heating.

On the first floor, landing.

Bedroom 1 with storage cupboard and access to roof space.

Bedroom 2 cupboard containing gas fired central heating combination boiler.

OUTSIDE

There is a courtyard garden immediately to the rear of the property with white pebble pathways, new decorative painted fencing and shrubs. A gate

provides access to a pathway that leads to the front of the terrace.

To the rear there is a further area of level garden with lawn, shingle terraces, fruit trees and hedging all well enclosed by fencing.

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.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

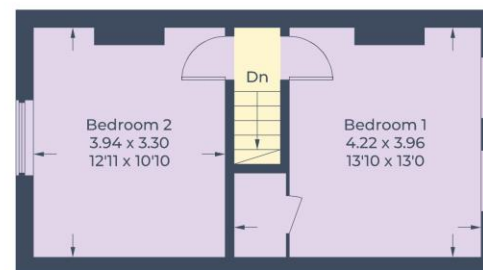


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

colmanand.co.uk

Approximate Gross Internal Area
Ground Floor = 38.9 sq m / 419 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 69.3 sq m / 746 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Colman & Co

