



FLEETWOOD CLOSE, CHALFONT ST. GILES

COLMAN
&CO



36, FLEETWOOD CLOSE
CHALFONT ST. GILES
HP8 4DR

A terraced house requiring modernisation and with potential for extension as well as conversion of the garage.

POTENTIAL TO EXTEND
REQUIRES MODERNISATION
LARGE LIVING ROOM
LEVEL GARDEN
ON SITE PARKING
GARAGE WITH CONVERSION POTENTIAL
QUIET CUL DE SAC
EPC = C

THE PROPERTY

A family home with considerable potential and located in a quiet cul de sac convenient for the village centre and schools.

The property has on site parking and a rear garden measuring approximately 50 feet deep.

The accommodation is well planned with a 24' x 10'11 Sitting Room - Dining Room and three good sized Bedrooms.

ACCOMMODATION

Entrance with cupboard and hanging space.

Sitting - Dining Room with electric fire and cupboard.

Conservatory currently partitioned with temporary shower and low level WC. Plumbing for washing machine.

Kitchen with oven, electric hob, floor and wall cupboards, space for fridge.

On the first floor

Landing with access to roof space. Cupboard containing gas fired central heating boiler and hot water storage tank.

Bedroom 1 with a range of fitted wardrobes, dressing table and built in wardrobe.

Bedroom 2 with built in wardrobe, fitted cupboards and shelving.

Bedroom 3 with fitted wardrobe, bedside cupboard and shelf.

Bathroom with tile enclosed bath, shower cubicle, low level WC and hand basin.

OUTSIDE

Garage.

Approached by a drive, there is an area of lawn with shrubs and pathway to the house.

The level rear garden is approximately 50 feet deep and laid to lawn with a border of shrubs.

Enclosed by fencing, there is a small paved terrace with further shrubs and two mature conifers providing privacy.

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
Buckinghamshire Council
Council Tax Band E

Services

Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET
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Approximate Gross Internal Area
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 42.6 sq m / 458 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 104 sq m / 1,119 sq ft



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