



BOWSTRIDGE LANE, CHALFONT ST. GILES

COLMAN  
&CO



FOR SALE

01494 871991

COLMAN  
& CO

WINTON HYDE,  
6 BOWSTRIDGE LANE  
CHALFONT ST. GILES HP8 4QJ

**A well-situated detached house, perfect for those looking to live in the centre of the village close to shops and all amenities.**

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VILLAGE CENTRE LOCATION  
WALKING DISTANCE TO SHOPS & AMENITIES  
NEW BATHROOM & CLOAKROOM  
DETACHED HOUSE WITH POTENTIAL TO EXTEND  
TWO RECEPTION ROOMS  
EXCELLENT DECORATIVE ORDER  
GARAGE & PARKING SPACE  
EPC = D

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**THE PROPERTY**

NO ONWARD CHAIN.

A RARE OPPORTUNITY to purchase an easily managed detached house, right in the village centre with a lovely garden, garage and parking.

Located just off the High Street with an excellent range of shops, the property is also close to the Parish Church, Doctors Surgery and Pharmacy.

**ACCOMMODATION**

Entrance Hall with understairs cupboard and wood block flooring.  
Cloakroom with low level WC and hand basin, with tiled floor and walls.  
Living Room with a front aspect and open fireplace with timber surround.  
Wide square access to Dining Room with a garden aspect and patio door to raised paved terrace, enclosed by picket fencing with steps down to a gently sloping lawn.

Kitchen attractively fitted with a range of modern floor and wall cupboards, work surfaces, drawers, tiled walls, space and plumbing for a washing machine and dishwasher. Fitted electric double oven, gas hob with extractor above. Cupboard containing the gas fired central heating boiler. Larder cupboard and pull-out storage. Space for fridge freezer. Door to the garden.

On the first floor  
Landing with linen cupboard containing hot water storage. Access to loft space.  
Bedroom 1 with double built-in wardrobes and fitted bookshelves.  
Bedroom 2 with two built-in wardrobes and view towards the Church.  
Bedroom 3  
Bathroom recently re-fitted with a suite of panel enclosed bath and shower, low level WC, hand basin with cupboard beneath, tiled walls and floor, heated towel rail.

**OUTSIDE**

Single garage with light & power and side door.

The garden to the front is level, laid partly to lawn with a gravel parking area. Enclosed by a low brick wall on two sides, there are a number of attractive shrubs. There is a further tarmac parking area to the front of the property and a shared driveway to the garage.  
To the rear, the private garden is enclosed by hedging with an area of lawn bordered by shrubs. There is a wide paved terrace with gated access to the side and driveway. Garden shed.

**SCHOOLS:** There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls 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

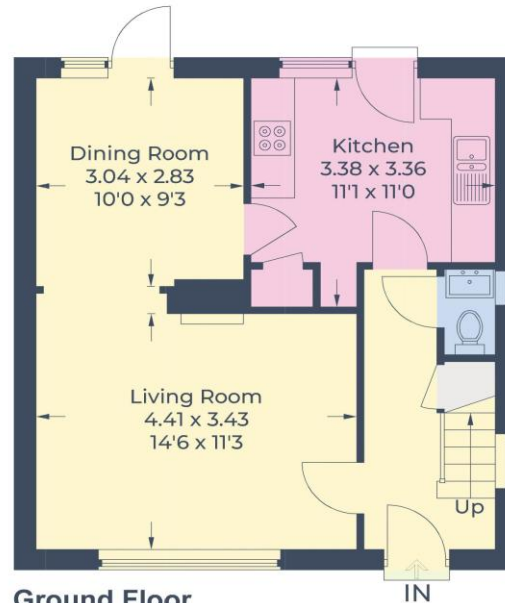
### Services

Mains water, gas and electricity.

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Approximate Gross Internal Area  
Ground Floor = 43.9 sq m / 472 sq ft  
First Floor = 43.5 sq m / 468 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Total = 102.7 sq m / 1,105 sq ft

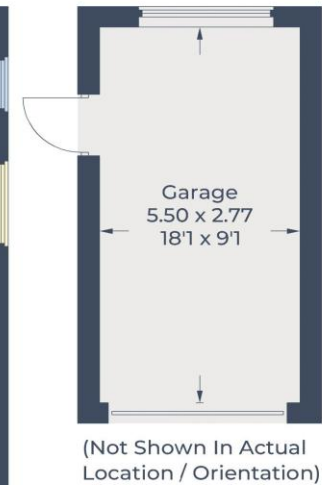
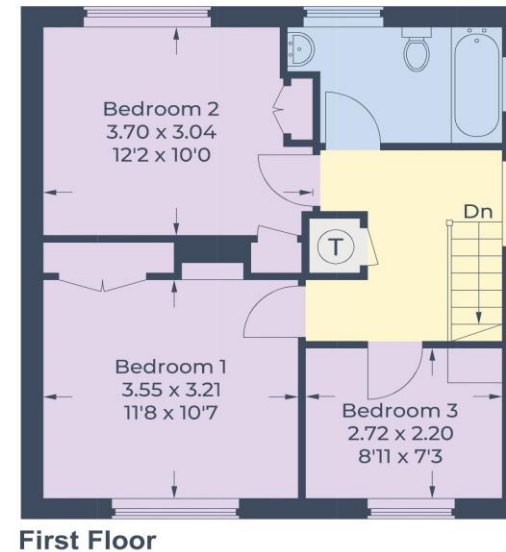


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measurements are approximate, not to scale.  
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