



SEYMOUR ROAD, CHALFONT ST. GILES

COLMAN  
&CO



17, SEYMOUR ROAD  
CHALFONT ST. GILES  
HP8 4RA

An attractively presented and modernised first floor flat with private enclosed garden and parking.

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FIRST FLOOR FLAT  
PRIVATE ENCLOSED GARDEN  
ATTRACTIVELY MODERNISED  
WELL FITTED KITCHEN & BATHROOM  
WALKING DISTANCE TO VILLAGE CENTRE  
QUIET GARDEN  
CLOSE TO OPEN COUNTRYSIDE  
EPC = C

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**THE PROPERTY**

A stylish, well decorated first floor flat with good sized rooms including a spacious Sitting Room and Double Bedroom. There is a smaller Study /Bedroom Two. The Kitchen and Bathroom are also of good size and have both been refitted to a high standard.

The property benefits from a private well enclosed garden and parking.

Located in a quiet cul de sac the property is close to open countryside and within walking distance of the village centre.

**ACCOMMODATION**

Entrance with storage/coats cupboard and laminate wood floor.

Stairs to first floor landing with built-in cupboard and access to boarded loft space.

Sitting Room/Dining Room with laminate wood floor.

Kitchen with a range of cupboards and drawers, work tops, wall cupboards, plumbing for washing machine and dishwasher, oven, gas hob, space for fridge/freezer, laminate wood floor and cupboard containing gas fired central heating boiler.

Bedroom 1  
with large built-in wardrobe.

Bedroom 2/Study  
with cupboard containing electrical consumer unit.

Bathroom with modern suite of panel-enclosed bath with shower, low level WC, hand basin, extractor fan, tiled walls and floor.

**OUTSIDE**

The garden is private and well enclosed with a patio area, lawn and garden shed. Parking shared space.

SERVICE CHARGE: currently £50 per annum  
LEASE: approximately 115 years

Located close to the recreation ground with tennis, cricket and football clubs, the property is less than half a mile walking distance from the picturesque village centre.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

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

Services  
Mains water, gas and electricity.

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

SALES 01494 871991

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