



13, Hillside Close,
Chalfont St. Giles, Buckinghamshire HP8 4JN

Peter Scott 
ESTATE AGENTS

A spacious family size home with the benefit of a ground floor bedroom suite within a short walk of the village centre, shops and local schools. The property is well located with a south backing manageable garden, a good size kitchen/breakfast room, 17'10 x 11'10 living room, three first floor bedrooms and bathroom and a garage. The property has been in the same family for 60 years and is for sale with no upper chain. The ground floor bedroom suite is ideal for a buyer looking at future requirements or a young family needed a separate play room. The property is light and spacious and has a pretty front and rear garden with roses.

Tenure - Freehold EPC Rating - D Council Tax - E

Family size home close to village centre

Three first floor bedrooms and bathroom

Ground floor bedroom 4 / sitting room with shower room

17'10 x 11'10 Living room over looking garden

12' x 10'11 kitchen/breakfast room

Front and south backing rear gardens

Convenient village location

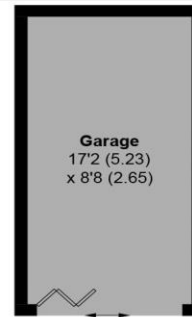
Garage

Opportunity to modernise the property

Hillside Close is a conveniently located cul de sac close to the village centre, shops and schools. The village centre is a few hundred yards away and can be reached in 5 minutes on foot. The village has a vibrant community with excellent day to day shopping facilities as well as restaurants and traditional pubs.

The local Nursery and Junior schools are within walking distance of this property. The Junior School received an outstanding rating from OFSTED.

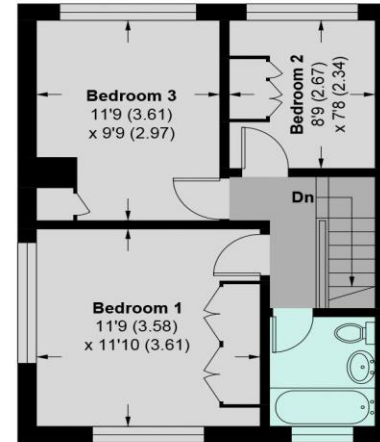




(Not Shown In Actual
Location / Orientation)



GROUND FLOOR



FIRST FLOOR

Approximate Area - 1,282 sq ft / 119.1 sq m (Including Garage)

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

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