

Nova Scotia, London Road, Chalfont St. Giles, Buckinghamshire HP8 4NH Peter Scott

Nova Scotia is a well presented three bedroom bungalow located in the delightful village of Chalfont St Giles.

This home is offered with no onward chain and comprises a kitchen breakfast room, living room, family bathroom, cloakroom w.c, loft room, front and rear gardens, garage and parking for two cars. The loft room has a head height of 2.28meters and is accessed via a set of wooden pull-down ladders and is fully boarded with heating, light and power.

Tenure: Freehold Council Tax Band: F EPC Rating: E

Detached bungalow with private gardens

Three bedrooms

Modern bathroom and cloakroom

Fitted kitchen with breakfast bar

Loft room/storage

Good size garage

Driveway parking

Front and rear gardens

No upper chain

**Great potential** 

Situated in the pretty village of Chalfont St Giles London Road is within walking distance of the village centre providing all of your day to day needs.

The Chalfont St Giles Infant and Nursery school which is OFSTED rated Good and Chalfont St Giles Junior school OFSTED rated Outstanding are 0.4 miles walking distance of this home.

The property is also currently in the catchment area for Dr Challoner's Grammar School, Dr

Challoner's High School and Chesham Grammar

School. For school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council.



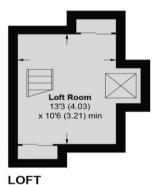












Approximate Area - 1383 sq ft / 128.5 sq m (Including Garage / Loft)

This plan is for guidance only and not draw 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. CJ Property Marketing Ltd Peterscottoroperty.co.uk 01494 870 633

**Peter Scott** 

These particulars are for guidance only and are intended to give a fair summary of the property. They should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Intending purchasers must verify for themselves matters relating to planning or building consents. All statements are made without responsibility of Peter Scott Property or its clients. Neither Peter Scott Property or any of their employees has any authority to make or give any representation or warranty in relation to the property.