



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

Peter Scott   
ESTATE AGENTS

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

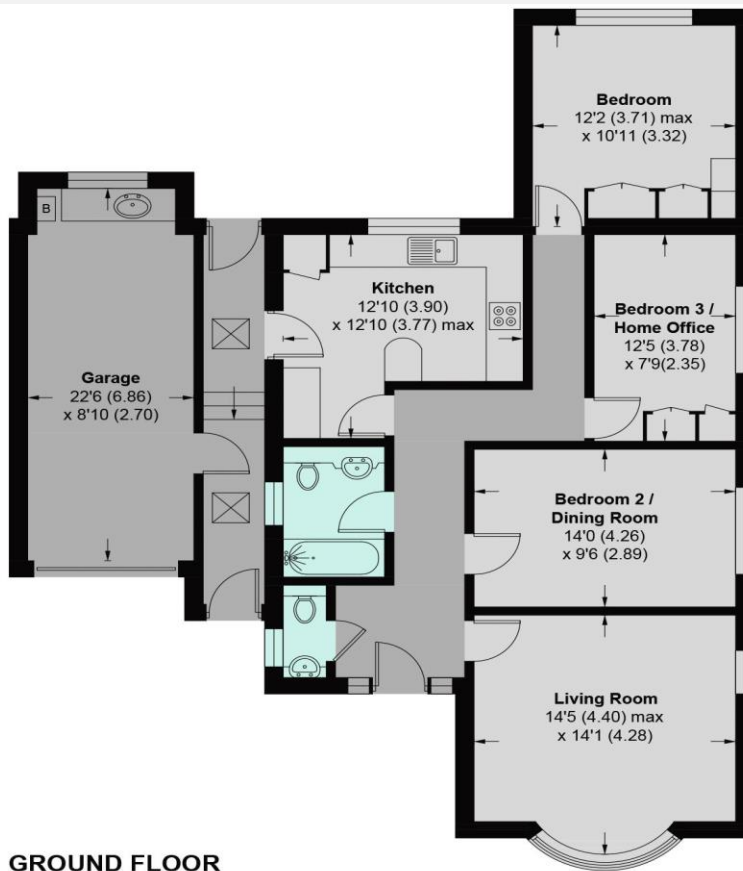
Situated in the pretty village of Chalfont St Giles London Road is within walking distance of the village centre providing all of your day to day needs.

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.

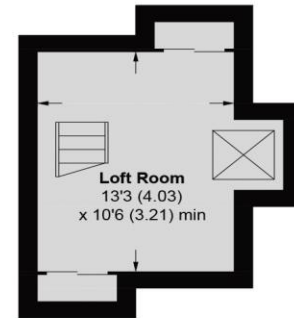
The property is also currently in the catchment area for Dr Challoner's Grammar School, Dr Challoner's High School and Chesham Grammar School. For school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council.







## GROUND FLOOR



## LOFT

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

Peterscottproperty.co.uk

01494 870 633

# Peter Scott