



12, Grayburn Close,  
Chalfont St. Giles, Buckinghamshire HP8 4NZ

Peter Scott   
ESTATE AGENTS

Located in a quiet cul-de sac in Chalfont St Giles, this four bedroom family home has been extended and refurbished to meet the needs of a modern family. This property offers generously proportioned accommodation comprising open plan kitchen/dining/family room, sitting room, study, large utility room/second kitchen, cloakroom w.c and reception hall. On the first floor there are four bedrooms with one ensuite and a family bathroom. There is off street parking, garage and sunny private rear garden. Offered with NO UPPER CHAIN

Tenure: Freehold    Council Tax Band: G    EPC rating: C

Quietly situated in cul de sac

Desirable family home with four bedrooms and ensuite

Open plan kitchen/dining room with two bifold doors

Living room with log burner

Home office and family sitting area

Large utility room/second kitchen

Modern refitted bathrooms

Integral garage with electric roller door

Landscaped gardens with south aspect

No upper chain

Grayburn Close is located on the western side of Chalfont St Giles. Open countryside and woodland is within a short walk offering keen cyclists and walkers miles of Chiltern landscape to explore. The property is literally a few minutes walk away from some of the best of Bucks countryside.

The village centre (15 minute walk) with the village green and duck pond, provides all your day to day needs.

With it's proximity to Heathrow airport this location is perfect for those travelling abroad as well as commuters needing easy access to the M25, M4 and A40 into London.



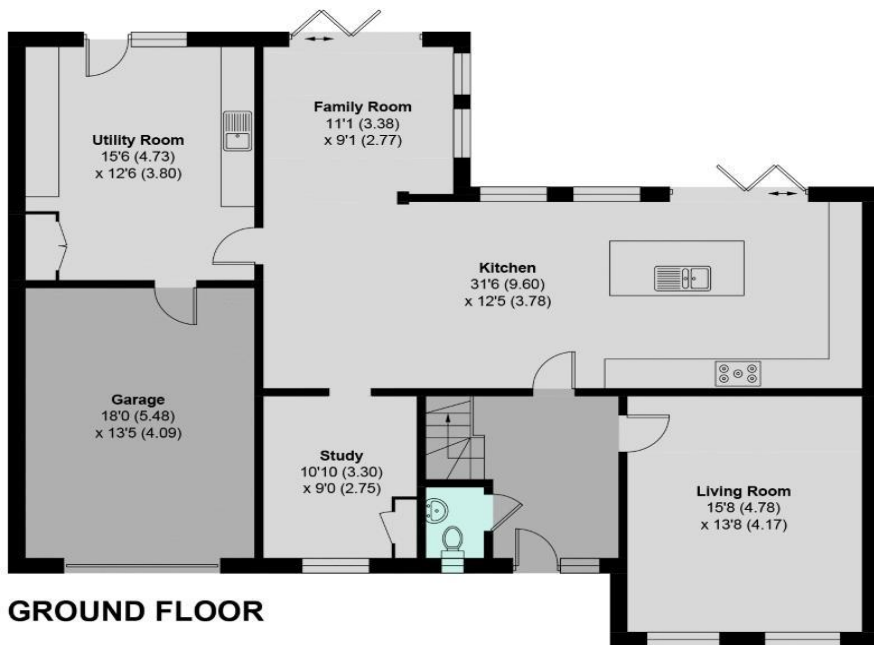




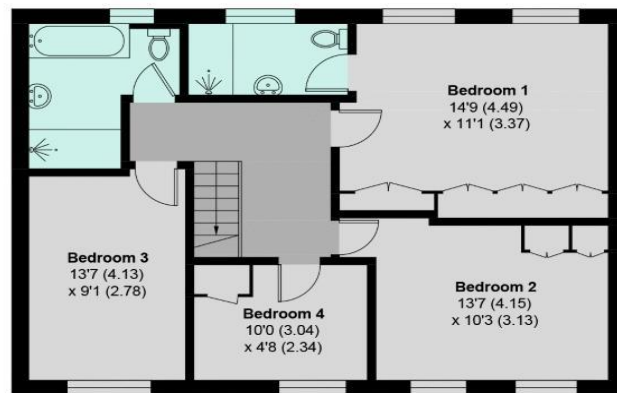








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area - 2302 sq ft / 214 sq m (Including Garage)

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.

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