

Seymour Road, Chalfont St. Giles Buckinghamshire Freehold £445,000

Three Bedroom End Terrace House
Own Driveway Parking For Three Cars
Open Plan Living Area & Kitchen/Diner
Level Rear Garden With Patio
Modern Bathroom & Downstairs
Cloakroom
Substantial Detached 30' Garage
Modern Fitted Kitchen With Integrated
Appliances
Convenient Location Close To Village
Centre

Contact

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The Property

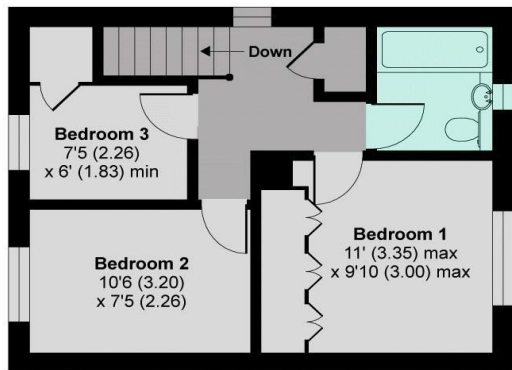
This conveniently located three bedroom end terrace house has been modernised and updated to create a lovely family home. Presented to a high standard the accommodation on the ground floor comprises entrance lobby, entrance hall, open plan living area, open plan kitchen/dining area with double doors opening onto the rear garden. The kitchen has been fitted with a modern contemporary range of units, integrated appliances include dishwasher, induction hob, double oven. There is space and plumbing for fridge/freezer and washing machine. There is also a cloakroom with vanity unit, heated towel rail and close coupled WC.

On the first floor there is the family bathroom which is fully tiled with underfloor heating, bath with shower screen, bath filler and rain shower, vanity unit, close coupled WC, heated towel rail and mirrored cabinet. Bedrooms one and two both have a range of fitted wardrobes, bedroom 3 has an integrated storage cupboard. There is an airing cupboard housing the Valliant gas boiler and access to the loft is via a pull down ladder.

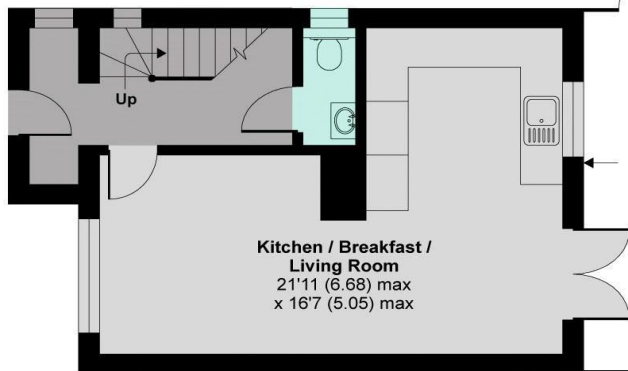
The rear garden is fully enclosed with fencing and artificial grass has been laid to create a low maintenance garden which is very child friendly. An area of patio provides room to entertain in the summer months and there is access to the garage and an additional store. To the front of the property there is an area of lawn surrounded by mature planting, a driveway provides parking for three cars and the 30ft detached garage offers more parking and storage. EPC: C

Situated in the pretty village of Chalfont St Giles, the historic home of poet John Milton with it's charming village green and duck pond. The village has a strong community feel with a butcher, baker, deli, post office, grocers, supermarket, hairdressers, beauty salon, dentist, pet shop, party shop, florist, kitchen/bathroom designers, doctor's surgery, library, as well as restaurants and traditional pubs. Chalfont St Giles has been voted as one of the best villages to live in the UK. With it's close 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. The local Nursery and Junior schools are within an easy walk from this property.

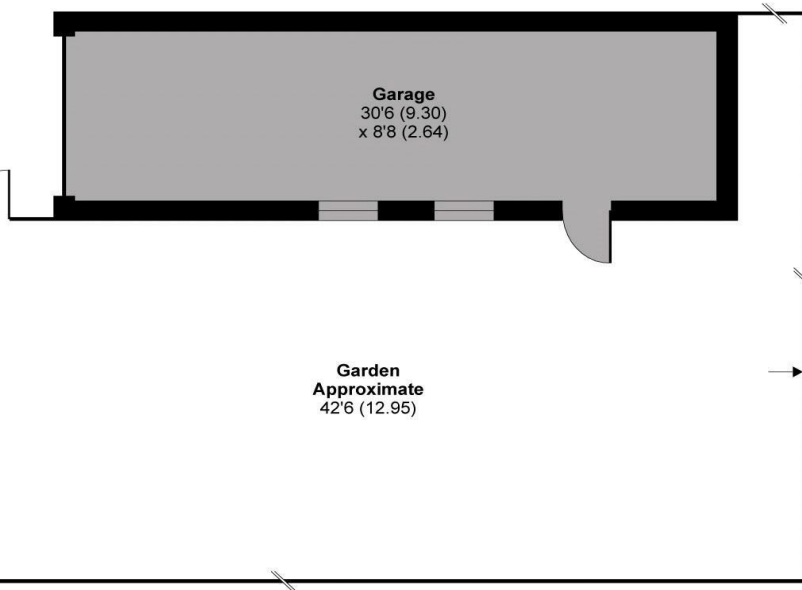




FIRST FLOOR



GROUND FLOOR



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 759 SQ FT 70.5 SQ METRES
GARAGE HOUSE APPROX. GROSS INTERNAL FLOOR AREA 264 SQ FT 24.5 SQ METRES
TOTAL HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1023 SQ FT 95 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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