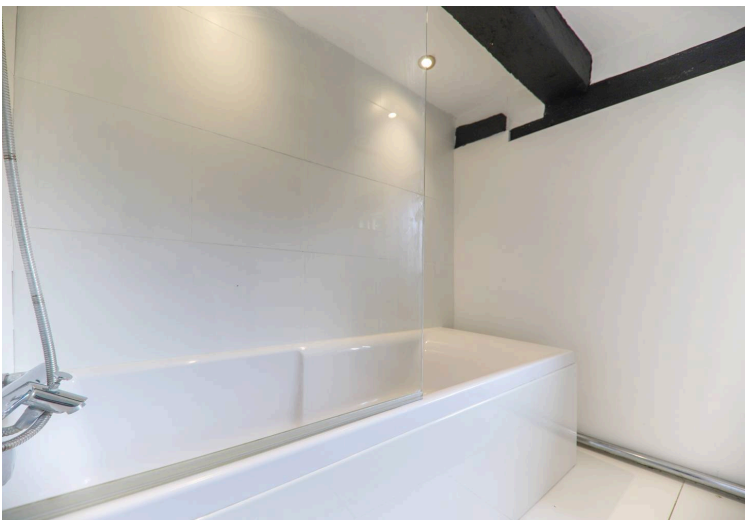


Lychgate Cottage High Street, Chalfont St. Giles

£399,950 | £1,495 pcm Freehold

VILLAGE CENTRE LOCATION • LIVING ROOM • RECENTLY RENOVATED KITCHEN • DOWNSTAIRS W.C. • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • PRIVATE PATIO • GRADE II LISTED • WELL-PRESENTED THROUGHOUT

TREND &
THOMAS



We are delighted to present this Grade II listed TWO DOUBLE BEDROOM TERRACE HOUSE, in this prominent village centre location.

The ground floor of this property consists of a recently renovated kitchen with a range of integrated appliances. There is a good-sized living/dining room to the rear that provides access to the downstairs W.C. Upstairs are two double bedrooms, both benefitting from built-in storage. There is also a modern bathroom suite.

To the rear of the property is a private patio, perfect for Alfresco dining.

Central London is very easily accessible by road via the M40 (junction 2) and the M25 (junction 17), which also provides access to Heathrow, Gatwick and other major road links. Chalfont & Latimer Station is also nearby giving access to London Marylebone in approx. 35 minutes. The local area is also renowned for its excellent schooling with the likes of Dr Challoner's High School nearby.

Council Tax band: E

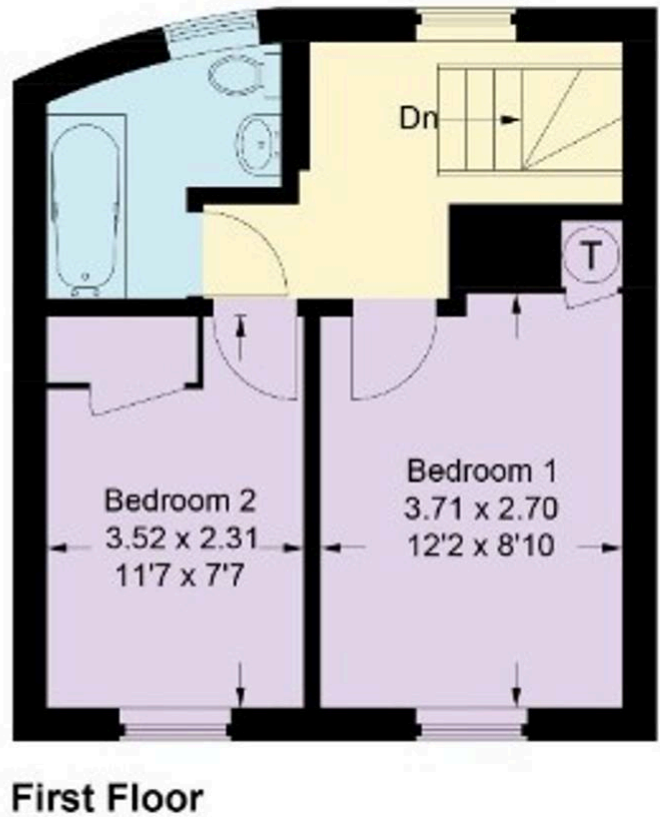
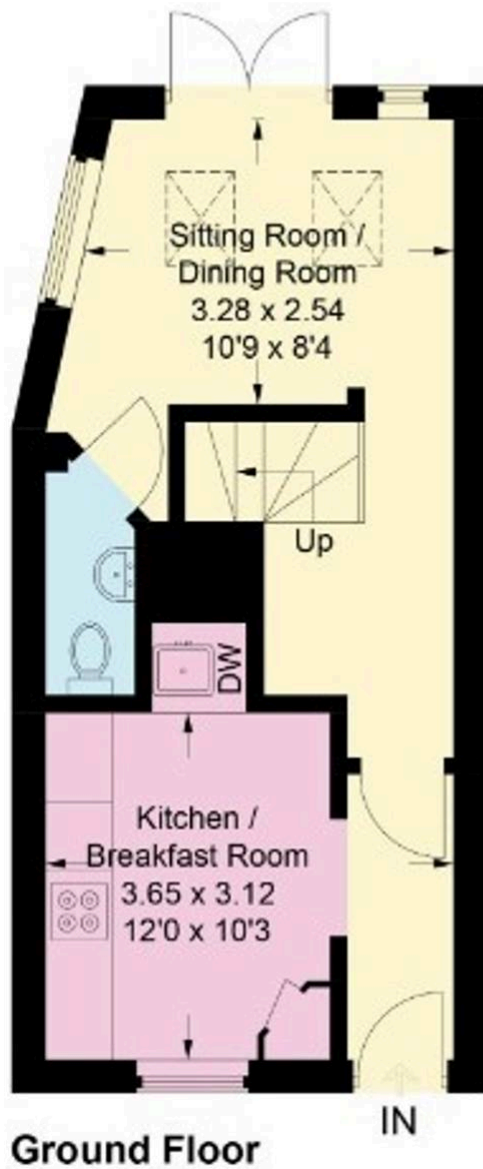
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Approximate Gross Internal Area
 Ground Floor = 28 sq m / 301 sq ft
 First Floor = 27 sq m / 291 sq ft
 Total = 55 sq m / 592 sq ft



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available. It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.