



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



2 New Road
Chalfont St Giles
Buckinghamshire
HP8 4AG

Situated within close proximity to the facilities of Little Chalfont, this character 1930's three bedroom semi detached cottage style home offers a combination of original and modern features and is situated in a quiet no through road location offered in good decorative order throughout.

* Open Entrance Porch * Entrance Hall *
Open Plan Kitchen/Dining Room opening
into the Living Room * Conservatory/Utility
Room * Three Bedrooms * 4 Piece
Bathroom Suite * Gas Radiator Heating *
Double Glazed Windows * Mature Gardens
with Rear Garden of 79' * Off Road Parking
to Front * Quiet Countryside No through
Road Location *

Guide Price: £675,000



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Surrounded by the Chiltern Countryside, the property is located within a short drive or 20 minute walk of the Little Chalfont. This idyllic location is within easy reach of Heathrow, M40, M25 and the Chiltern line to Marylebone and the metropolitan line to Baker Street. The village has well respected First and Second Schools and is within catchment area for some of the Country's top Grammar Schools.

Approached via an open porch, the solid wood door leads into the Entrance Hall. The wood effect 'Karndean' floor runs throughout the ground floor of the property. The open plan Kitchen, Dining and Living Room provide a large light and airy open plan living space with a triple aspect. The Living Room area to the front features an ornamental pattern wrought iron fireplace as the focal point. The Dining Area offers ample dining space with French doors opening onto the garden.

The Kitchen area is fully fitted with an ample range of fitted units and integrated appliances. A door leads to the Conservatory/Utility Room with ample appliance space with plumbing.

The first floor landing has access to the insulated loft and doors then lead to the bedrooms. The master bedroom to the front has a range of fitted bedroom furniture and boasts an outlook onto open countryside.

The third bedroom offers the same outlook to the front while the second bedroom to the rear overlooks the mature garden. A cupboard houses the 'Worcester' combination central heating boiler. The 4 piece bathroom suite incorporates a roll top bath, wash hand bowl, corner shower and WC with ceramic tiled walls and floor.

Offering a high degree of privacy, the established, mature rear garden measures approximately 79' in length and benefits a full width patio and large lawned area with mature flower and shrub borders. At the bottom of the garden there is an insulated purpose built Studio/Summerhouse with laminated floor, light and power, Sky TV and telephone (extension and main line). Gated access to the side leads to the Front Garden which has mature flower and shrubs and shingle driveway with parking for one car.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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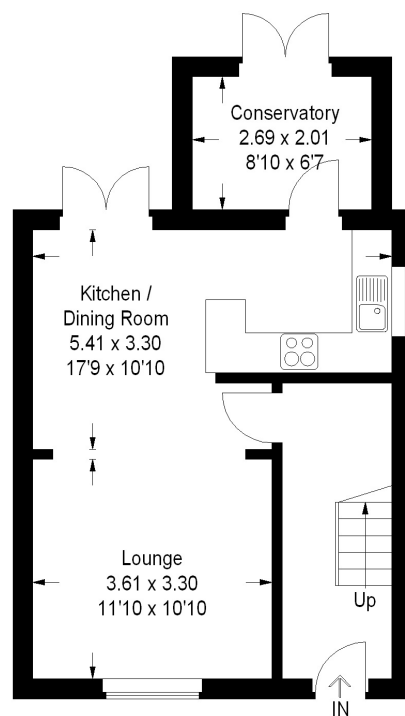


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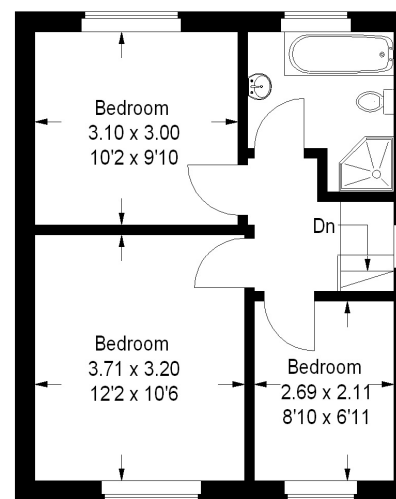
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2 New Road



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced for Wilson Heal