

# CRENDON **H**OUSE

Est. 1971

**Deanway, Chalfont St. Giles**  
**Guide Price £500,000 - Freehold**

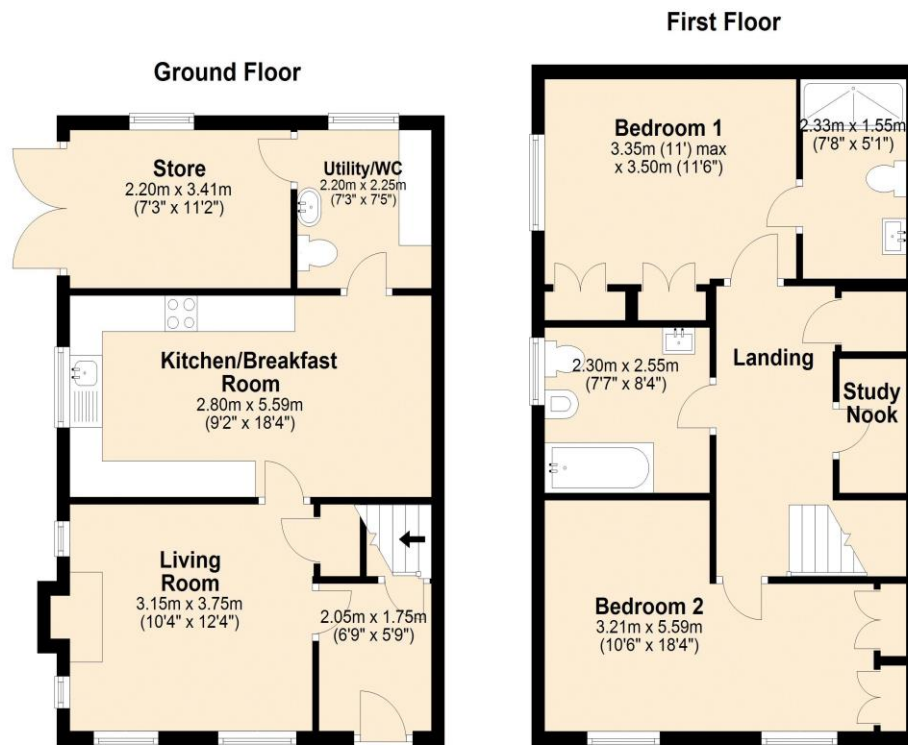


Rarely available this charming period cottage with a wealth of character throughout and offered to the market with the benefit of no upper chain. With two spacious bedrooms, an en-suite to the master and a recently refitted main bathroom, this intriguing property combines modern convenience with timeless character. The low ceilings, exposed beams and brick fireplaces with leaded light windows blending to provide a warm feel throughout. The property boasts a walled courtyard garden to the front, a handy utility room with WC and large internal store to the rear to provide extra storage to the already ample supply throughout the home. This surprising property warrants a closer inspection.. EPC Rating - tbc Council Tax Band - E

**Charming Brick & Flint  
Cottage  
2 Large Bedrooms**

**No Chain  
2 Bathrooms  
Brick Fireplace**

# 124 Deanway, Chalfont St. Giles, Buckinghamshire, HP8 4LQ



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## Accommodation Comprises:

### **Entrance Hall:**

Radiator, exposed beams, stone tiled floor, latch door with access to stairs rising to the first floor

### **Living Room:**

Two leaded light double glazed windows to front aspect, exposed beams, radiator, two further leaded light windows to side aspect, large inset brick fireplace with exposed beam overhead and fitted recess storage to one side, television point, wall light points,

### **Kitchen/Breakfast Room:**

Fitted with a range of base & eye level units with roll top work surfaces incorporating a one and a half bowl sink with mixer tap. Space for fridge, space and plumbing for dishwasher, space for freezer, tiled floor, part tile walls, radiator, exposed beams, built in double oven, flooring gas hob and fitted extractor, window to side aspect

### **Utility room/WC:**

Close coupled WC, wash hand basin, range of eye level units with a roll top work surface, tiled floor, part tiled walls, space for tumble dryer space for washing machine, access to store

### **Store/Undersized Garage:**

Secure double doors with direct access to Back Lane Light & mains power connected, door to property. Suitable for motorbikes or small vehicle only.

### **First Floor Landing:**

Exposed beams, radiator, access to loft space, airing cupboard housing hot water tank

### **Bedroom 1:**

Leaded light double glazed window to side aspect, radiator, exposed beams, two double fitted wardrobes, dimmer switch.

### **En-suite:**

Close coupled WC, wash handbasin vanity unit with two drawer storage under, walk-in large shower cubicle with overhead raindrop shower, heated towel rail, mirror fronted fitted vanity cupboard, fully tiled floor, fully tiled walls

### **Bedroom 2:**

Two leaded light double glazed windows to front aspect, two radiators, exposed beams, two double fitted wardrobes and further single fitted wardrobe

### **Study Nook:**

Large wall mounted valiant boiler light and power space for desk.

### **Courtyard Garden:**

A charming walled cottage garden situated behind a secure timber gate to the front of the property. Stone paved and providing a private outdoor space to enjoy the sunshine.

### **Council Tax Band:** E

### **EPC Rating:** D

## **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

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01628 527766**