

49 Sycamore Road, Chalfont St Giles, Buckinghamshire HP8 4LG **£469,950**

SIMON COLMAN
eXp
simoncolman.expuk.com
simoncolman@expuk.com
01494 871991







Council Tax Band: D

EPC: D

Tenure: Freehold

Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

QUOTE REF: SC-1620 A Period terraced cottage with a light deceptively spacious interior beautifully presented throughout.

- VICTORIAN COTTAGE
- FULLY MODERNISED
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH QUARTZ WORKTOPS
- QUIET TUCKED AWAY LOCATION
- TWO AREAS OF GARDEN
- WITHIN EASY REACH OF SHOPS & SCHOOLS







THE PROPERTY
Built in the late 1800's and tucked away in a quiet unmade lane with parking spaces. The property has been comprehensively modernised and features an excellent fitted Kitchen with Quartz worktops, appliances and underfloor heating. Both reception rooms have wood burning stoves and the Dining Room has engineered wood flooring.

Covered entrance with door to Living Room with a fireplace surround and wood burning stove.
From here there is a door to the Dining Room with engineered wood flooring, double doors to the garden and a fireplace surround with wood burning stove, two cupboards with storage space, consumer unit and meters.

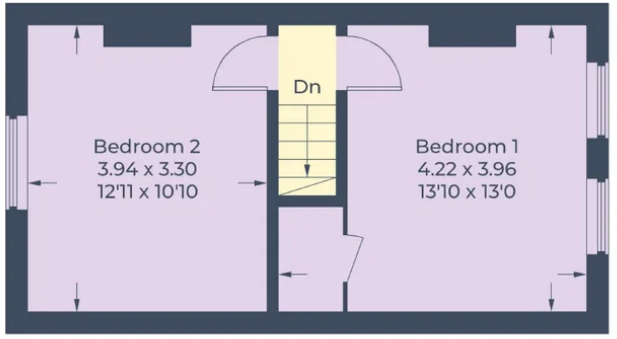
The kitchen has been refitted in recent years with a good range of floor and wall cupboards. Quartz work tops, gas hob, extractor, Quooker boiling water tap, dishwasher, oven, microwave oven, larder cupboard, fridge and freezer.
Underfloor heating, cupboard containing plumbing for a washing machine.
Shower Room with wide shower tray, low level WC, vanity basin with drawers beneath, tiled walls and floor, heated towel rail, underfloor heating.

On the first floor, landing.
Bedroom 1 with storage cupboard and access to roof space.
Bedroom 2 cupboard containing gas fired central heating combination boiler.

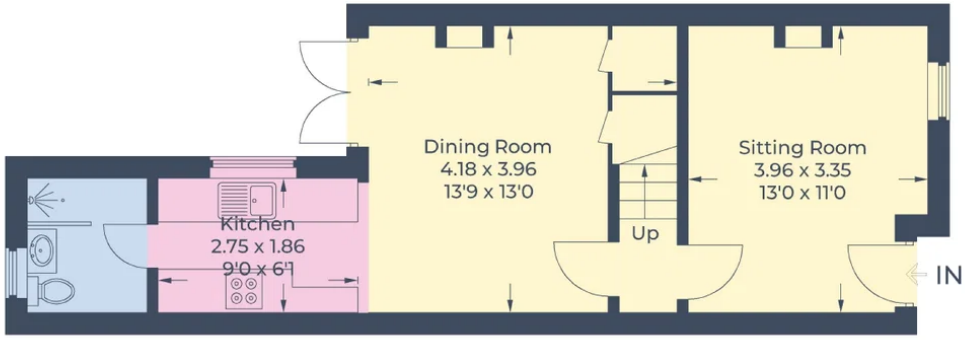
There is a courtyard garden immediately to the rear of the property with white pebble pathways, new decorative painted fencing and shrubs. A gate provides access to a pathway that leads to the front of the terrace.
To the rear there is a further area of level garden with lawn, shingle terraces, fruit trees and hedging all well enclosed by fencing.

Chalfont St Giles is a picturesque village with a good range of the amenities required for day-to-day living.

Approximate Gross Internal Area
Ground Floor = 38.9 sq m / 419 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 69.3 sq m / 746 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
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01494 871 991 | simon.colman@exp.uk.com

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