



**Fleetwood Close, Chalfont St Giles, Buckinghamshire HP8 4DR**

**£450,000**

**SIMON COLMAN**  
**exp**

 [simoncolman.expuk.com](https://www.simoncolman.expuk.com)  
 [simoncolman@expuk.com](mailto:simoncolman@expuk.com)  
 01494 871991



**Council Tax Band: E**

**EPC: E**

**Tenure: Freehold**

**Property Type: Terraced House**

**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 1**

**QUOTE REF: SC-1620** A terraced house tucked away in the corner of a quiet cul de sac under a mile from the village centre and local schools.



- MID TERRACED HOUSE & GARAGE
- REQUIRES MODERNISATION
- QUIET CUL DE SAC LOCATION
- ATTRACTIVE GARDENS
- DOUBLE ASPECT LIVING ROOM
- GOOD SIZED KITCHEN
- UNDER A MILE FROM LOCAL SCHOOLS
- NO ONWARD CHAIN



## THE PROPERTY

Located close to open countryside and recreation ground, a family home with attractive gardens and garage.

Requiring modernisation the property has light well arranged accommodation, in particular the double aspect Sitting - Dining room with access to the garden.

Entrance porch with storage cupboard and door to entrance hall.

Sitting-Dining Room a double aspect room with downstairs storage cupboard and sliding patio door to rear terrace and garden.

Kitchen a good size room with a range of fitted floor & wall cupboards, worktops, oven with electric hob and extractor. Plumbing and space for washing machine, built in dishwasher, tiled floor and door to garden.

On the first floor

Landing with access to partly boarded loft space via loft ladder.

Bedroom 1 overlooking front garden.

Bedroom 2 with linen cupboard and views over rear garden.

Bedroom 3

Bathroom with a suite of panel enclosed bath, pedestal hand basin and low level WC.

## OUTSIDE

A pathway leads to the front garden which is laid to lawn, with a further pathway leading to the property.

The level rear garden is enclosed by fencing and laid to lawn. A variety of shrubs, plants and terrace. There is gated rear access leading to the Garage (5th from the left).



Approximate Gross Internal Area  
 Ground Floor = 44.7 sq m / 481 sq ft  
 First Floor = 41.2 sq m / 443 sq ft  
 Total = 85.9 sq m / 924 sq ft

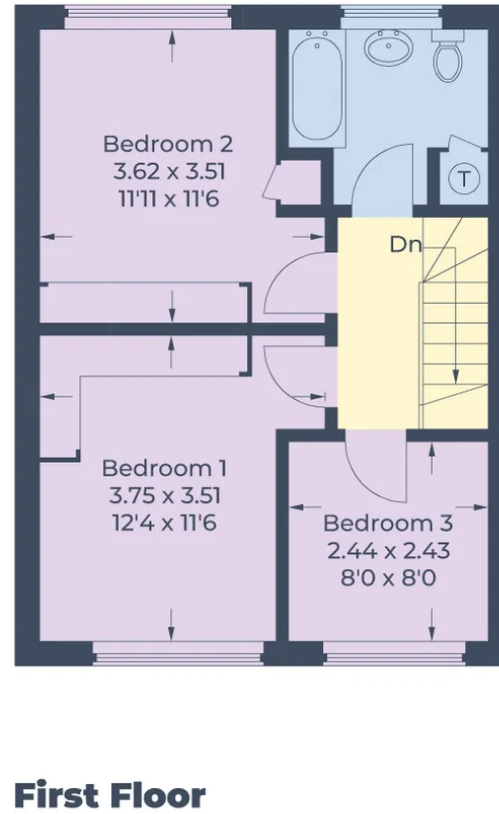
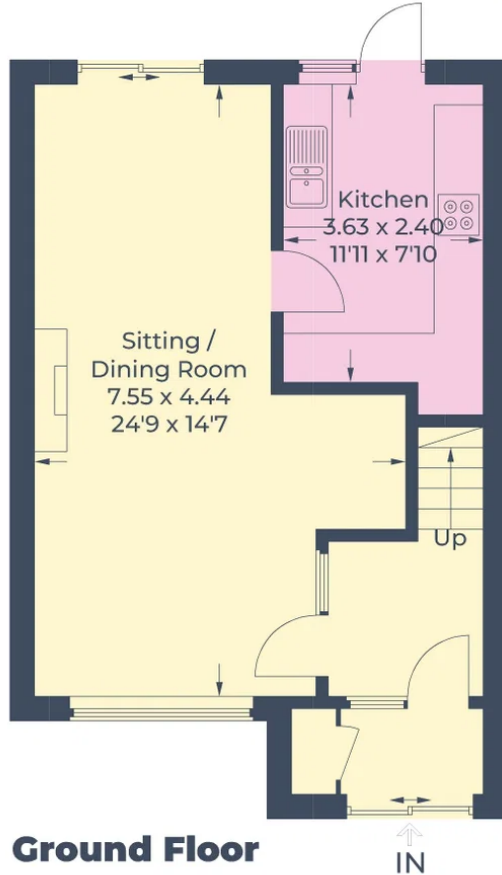


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01494 871 991

simon.colman@exp.uk.com

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