



1 Poplar Cottages, Three Households, Chalfont St Giles, Bucks HP8 4LN

£500,000

SIMON COLMAN
exp

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



Council Tax Band: D

EPC: D

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 2

QUOTE REF: SC-1620 A charming semi detached cottage tastefully modernised with a low maintenance terraced garden to the rear.

- EXTENDED PERIOD COTTAGE
- SUPERB KITCHEN-DINING ROOM
- RE-FITTED BATHROOM
- LOW MAINTENANCE GARDEN
- TWO BEDROOMS
- ATTRACTIVELY MODERNISED
- OFF ROAD PARKING FOR TWO CARS
- CLOSE TO OPEN COUNTRYSIDE





THE PROPERTY

A most appealing Period cottage with deceptively spacious accommodation to the rear following extension and improvement.

Located close to open countryside and local shops, the property is situated about three quarters of a mile from the village centre.

Entrance Hall with timber floor.

Bathroom panel enclosed bath with shower, low level WC, vanity unit, tiled walls and floor, Velux window.

Sitting Room with open fireplace and brick surround, timber floor, understairs cupboard.

Kitchen - Dining Room an extended room, well fitted with a range of floor and wall cupboards, drawers, breakfast table with cupboards underneath, granite worktops, induction hob, extractor hood, oven, integrated dishwasher, wood floor, tiled walls, storage cupboards, space for fridge-freezer, cupboard with plumbing for washing machine, cupboard with gas central heating boiler.

Double doors to terrace and garden.

On the first floor

Landing with access to roof space. Bedroom 1 with fireplace alcove and timber surround.

Bedroom 2 with storage cupboard.

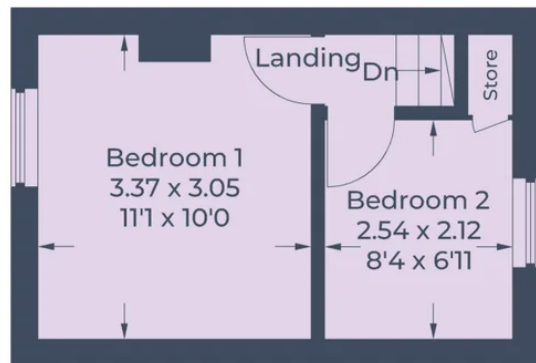
OUTSIDE

The paved rear garden is on two levels, with a further step to a gravelled area and garden shed. Enclosed by fencing, there is a side access to the front garden and two parking areas.

Water and external electricity connection.



Approximate Gross Internal Area
Ground Floor = 42.4 sq m / 456 sq ft
First Floor = 18.0 sq m / 194 sq ft
Total = 60.4 sq m / 650 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Colman & Co



01494 871 991

simon.colman@exp.uk.com

eXp World UK Limited is a registered company at C/O Corporation Service Company (Uk) Limited, 114 St. Martin's Lane, London, WC2N 4BE.

Registered company Number is 12016573. VAT registration number is 327 4120 29.

