Landsdowne, 112 Deanway, Chalfont St Giles HP8 4LQ **£945,000**

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Council Tax Band: G

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

QUOTE REF: SC-1620 An established family house fully modernised throughout with character, delightful gardens, double length garage and a contemporary garden room.

- FULLY MODERNISED FAMILY HOME
- 4 BEDROOMS + LOFT ROOM
- 2 RECEPTION ROOMS
- FAMILY BATHROOM & CLOAKROOM - SHOWER ROOM
- SUPERB FITTED KITCHEN
- CONTEMPORARY GARDEN ROOM WITH BI - FOLD DOORS
- DOUBLE LENGTH GARAGE
- PARKING FOR 3 TO 4 CARS
- ATTRACTIVE MULTI LEVELLED GARDENS

THE PROPERTY

Enclosed entrance, fitted shelved cupboards and seat, tiled floor. Entrance Hall, woodblock flooring, understairs cupboard, door to Sitting Room with open fireplace and brick surround, fitted cupboard and shelving, doors to terrace and garden. Dining Room with front garden outlook.

Fully fitted Kitchen - Breakfast Room with glazed sink, range cooker with two ovens, gas hob, extractor above, fridge/freezer, pull out larder, cupboard housing gas fired central heating boiler Quartz work tops, wine cooler, wine rack, integrated dishwasher, cupboard with plumbing for washing machine, Breakfast Room with double doors to Garden. Shower Room - Cloakroom with WC, hand basin shower cubicle.

On the first floor Landing with access to roof space. Bedroom 1 with range of wardrobe cupboards. Bedroom 2 with wardrobe cupboards. Bedroom 3 heated linen cupboard and Bedroom 4 with vanity basin. Family Bathroom with panel enclosed bath, pedestal, basin, WC, tiled walls.

Staircase to second floor Loft Room/Bedroom 5 with two Velux windows.

OUTSIDE

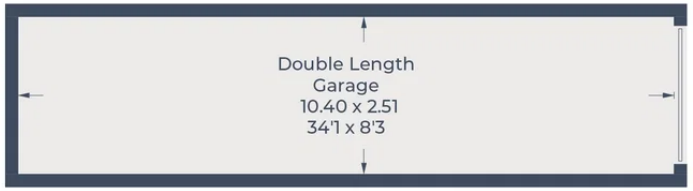
Double Length Garage with electronically operated door, light, power and rear door. Parking for two cars on the driveway to the front. Further parking for two cars on a private pull-in area bordered by picket fencing.

Contemporary Garden Room with fully insulated ceiling & walls. Bi – fold doors. Light & power.

The Garden is well established with shrubs and flower beds and attractively planned to the front with walkways, gravelled areas on various levels enclosed by railway sleeper divisions for ease of maintenance and perfect for garden pots and planters.

The private rear garden is approached by a full width paved terrace with gated access on both sides to the front. Steps lead up to a large decking area past an ornamental pond and flower beds of Roses & Lavender. Beyond is an area of lawned garden and pathway leading to the Garden Room.

Approximate Gross Internal Area
Ground Floor = 72.6 sq m / 781 sq ft
First Floor = 69.7 sq m / 750 sq ft
Second Floor = 13.3 sq m / 143 sq ft
Outbuildings = 38.9 sq m /419 sq ft
Total = 194.5 sq m / 2,093 sq ft



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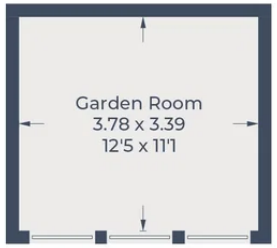

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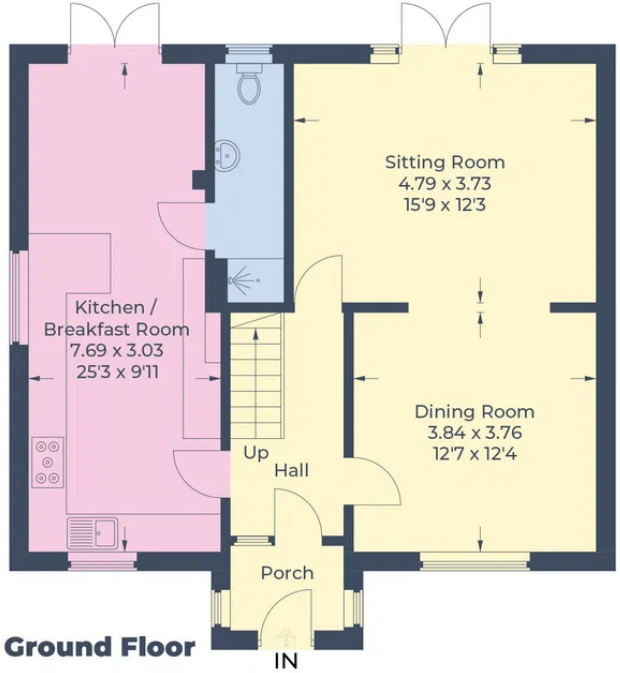
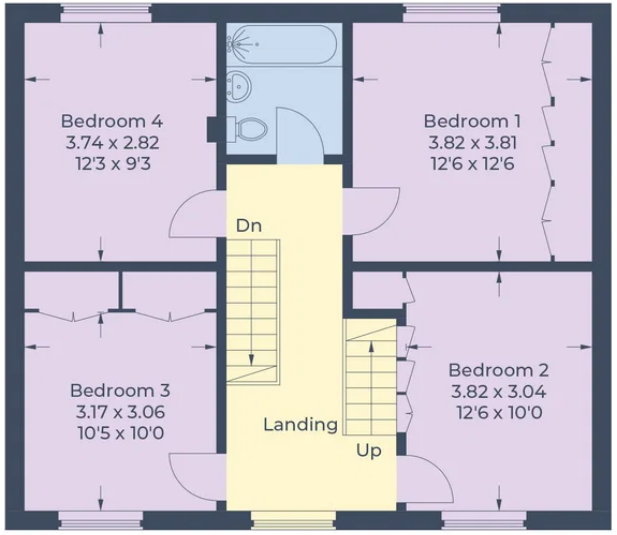
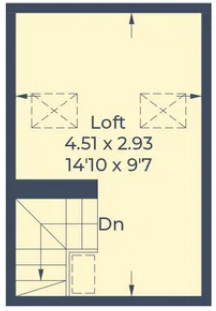


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Illustration for identification purposes only,
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