



Turners Wood Drive, Chalfont St Giles, Buckinghamshire HP8 4NE

£815,000

SIMON COLMAN
exp

 simoncolman.expuk.com
 simoncolman@expuk.com
 01494 871991



Council Tax Band: G

EPC: D

Tenure: Freehold

Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 3

QUOTE REF: SC-1620 A detached house with well-proportioned accommodation and potential to extend in a popular cul de sac, half a mile to the village.

- POTENTIAL TO EXTEND
- THREE BEDROOMS & TWO BATHROOMS
- THREE RECEPTION ROOMS
- LOVELY PRIVATE GARDEN
- POPULAR CUL DE SAC
- WELL ARRANGED ACCOMMODATION
- HALF A MILE FROM VILLAGE CENTRE
- CLOSE TO OPEN COUNTRYSIDE
- CONVENIENT FOR SCHOOLS





THE PROPERTY

Standing in attractive gardens and located in a quiet position with delightful views across the Misbourne valley, this family home has considerable potential for improvement and extension.

Entrance Hall. Dining Room. Sitting Room with open fireplace and ornate surround and marble hearth. Inner Hall with parquet floor. Cloakroom low level WC, hand basin, tiled walls and parquet floor.

Breakfast Room with sliding door to Garden, electric heater and parquet floor. Kitchen double aspect with fitted floor and wall cupboards, Quartz worktops, cooker, extractor, dishwasher, fridge and freezer. Cupboard containing gas & electric powered warm air heater, tiled walls, door to side and Garage.

On the First Floor

Landing Bedroom 1 with built-in wardrobe cupboard. En-Suite shower with pedestal basin, low level WC, tiled walls and wood flooring.

Bedroom 2 range of fitted and built-in wardrobes, access to partly-boarded roof space.

Bedroom 3 heated linen cupboard, fitted wardrobe cupboard.

Bathroom with panel enclosed bath with shower, low level WC, pedestal basin, tiled walls and wood floor.

OUTSIDE

The raised front garden is attractively laid out with a variety of established shrubs including lavender. A pathway and lawn lead to a gravel seating area bounded by ornamental walls. There is a driveway with parking for several cars.

Garage with light and power.

The rear garden is laid to lawn with a pathway to a raised Terrace, rockery and ornamental pond. The garden is well enclosed by fencing & hedging with a high degree of privacy.



Approximate Gross Internal Area
 Ground Floor = 71.8 sq m / 773 sq ft
 First Floor = 56.5 sq m / 608 sq ft
 Garage = 19.0 sq m / 204 sq ft
 Total = 147.3 sq m / 1,585 sq ft



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