



9 Fleetwood Close, Chalfont St. Giles - HP8 4DP

Offers Over £525,000

 **TIM RUSS**
& Company



9 Fleetwood Close

Chalfont St. Giles

- Well-Presented Three-Bedroom Family Home
- Offered With No Onward Chain
- Generous 22'8" Sitting Room/Study
- Separate Dining Room And Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Shingled Frontage & Driveway Providing Parking
- Integral Garage Offering Useful Additional Storage
- Convenient location for local amenities

Fleetwood Close is a quiet and sought-after cul-de-sac in Chalfont St Giles, conveniently positioned within walking distance of the village centre, local schools and recreational facilities, including tennis courts, cricket and bowling clubs and sports fields. Chalfont St Giles is a picturesque and historic Buckinghamshire village, centred around its attractive village green and duck pond. It offers a strong community atmosphere together with an excellent range of shops, cafés, restaurants, traditional pubs and everyday amenities. The village is particularly popular with families, with local nursery and primary schooling within easy walking distance and a wider choice of highly regarded schools nearby. For commuters, the M25, M40, M4 and A40 are readily accessible, while nearby Chiltern and Metropolitan Line stations provide convenient rail connections into London. Heathrow Airport is also within easy reach.



9 Fleetwood Close

Chalfont St. Giles

A well-presented three-bedroom home offering bright, well-proportioned accommodation, situated within a popular residential close in Chalfont St Giles and offered to the market with no onward chain.

The ground floor is centred around a generous 22'8" sitting room/study, providing excellent space for both relaxing and home working. A separate dining room offers an ideal setting for family meals and entertaining, while the adjoining fitted kitchen is well arranged with a range of units and work surfaces.

Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom. The property is presented in good order throughout and is ready for immediate occupation.

Outside, the property is approached via a shingled frontage and driveway providing off-street parking, with access to the integral garage for additional parking or storage. To the rear is an attractive enclosed garden with a patio area for outdoor dining and entertaining, leading onto a lawn.

Council Tax band: E

Tenure: Freehold

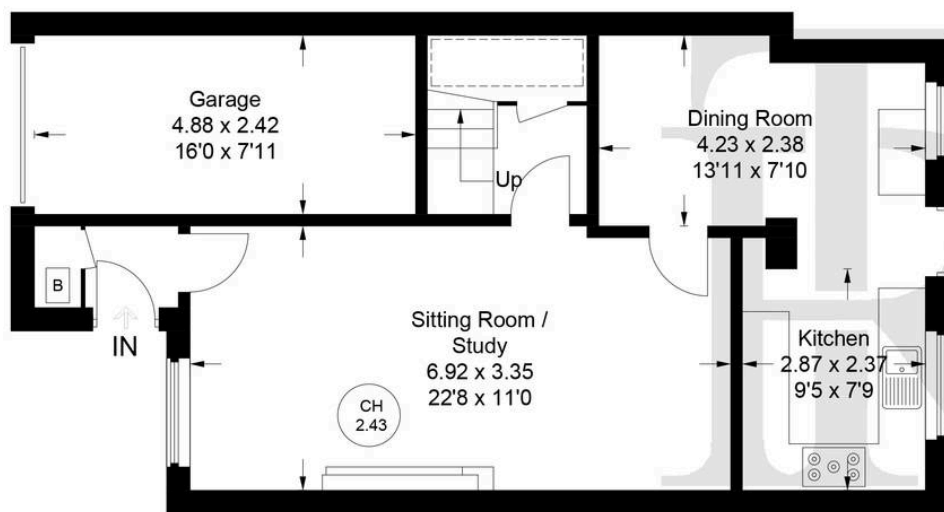
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

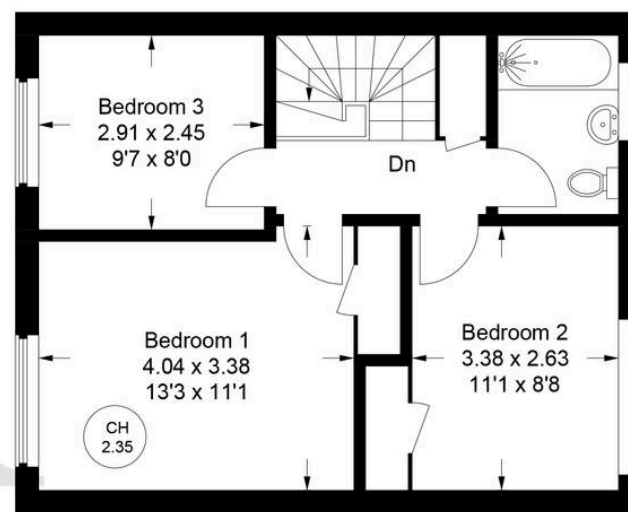


 = Reduced headroom below 1.5m / 5'0"

 = Ceiling Height



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 49.5 sq m / 533 sq ft
First Floor = 43.6 sq m / 469 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 104.4 sq m / 1124 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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