



SYCAMORE ROAD CHALFONT ST GILES

COLMAN  
&CO





47 SYCAMORE ROAD  
CHALFONT ST GILES  
BUCKINGHAMSHIRE HP8 4LG

An extended and modernised Victorian terraced house tucked away in a quiet location.

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EXTENDED VICTORIAN COTTAGE  
TWO DOUBLE BEDROOMS  
BEAUTIFULLY MODERNISED  
LARGE KITCHEN - DINING ROOM  
TWO GARDEN AREAS  
TUCKED AWAY POSITION  
THREE QUARTERS MILE FROM VILLAGE CENTRE  
EPC = C

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THE PROPERTY

Quietly situated and approached by a private unmade road the property has been superbly extended to provide a large Kitchen - Dining room.

The bathroom is modern and the Living Room has a wood burning stove. The two Double Bedrooms are of good size and the house is attractively decorated.

The property benefits from two areas of garden, one part a courtyard with a larger area of lawned garden just a few steps away.

ACCOMMODATION

Covered Entrance, stable door to Sitting Room Wood burner with tiled surround and timber mantle, meter cupboard, exposed brickwork, shelving. Amtico flooring through ground floor. Kitchen/Breakfast Room/Dining Area fitted floor and wall cupboards, Quartz worktops, ceramic sink, dishwasher, space for washing machine, fridge, wine cooler. Space for range cooker, extractor above and roof light.

Understairs storage cupboard and coats cupboard  
Door to courtyard garden, door to  
Bathroom with panel enclosed bath and shower,  
pedestal basin, low level WC, heated towel rail.

On the first floor  
Bedroom 1 with fireplace surround.  
Bedroom 2 with cupboard containing gas fired  
central heating boiler.  
Access to boarded roof space.

OUTSIDE

The attractive, paved courtyard, garden is well  
screened and private with a gate leading to a path  
for rear access.  
A separate larger section of garden is laid to lawn,  
well fenced and level.  
There is a terraced seating area and garden shed.

Chalfont St Giles is a picturesque village with a good  
range of the amenities required for day-to-day living.

SCHOOLS:

There are nursery, infant and primary schools in the  
village.  
Dr Challoner's Grammar School for Boys is in  
Amersham and Dr Challoner's High School for Girls is  
in Little Chalfont.  
Chalfont Community College is in nearby Chalfont St  
Peter.

For the commuter, there are Mainline Stations in  
Gerrards Cross and Chalfont & Latimer. Fast and  
frequent services are available to London  
Marylebone and Baker Street on the Chiltern and  
Metropolitan lines.

Junction 2 of the M40 Motorway is within driving  
distance, connecting to Junction 16 of the M25.



## GENERAL

Local Authority  
Chiltern District Council

Services  
Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET  
CHALFONT ST. GILES  
BUCKINGHAMSHIRE HP8 4QF

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Approximate Gross Internal Area  
Ground Floor = 43.8 sq m / 471 sq ft  
First Floor = 29.4 sq m / 316 sq ft  
Total = 73.2 sq m / 787 sq ft

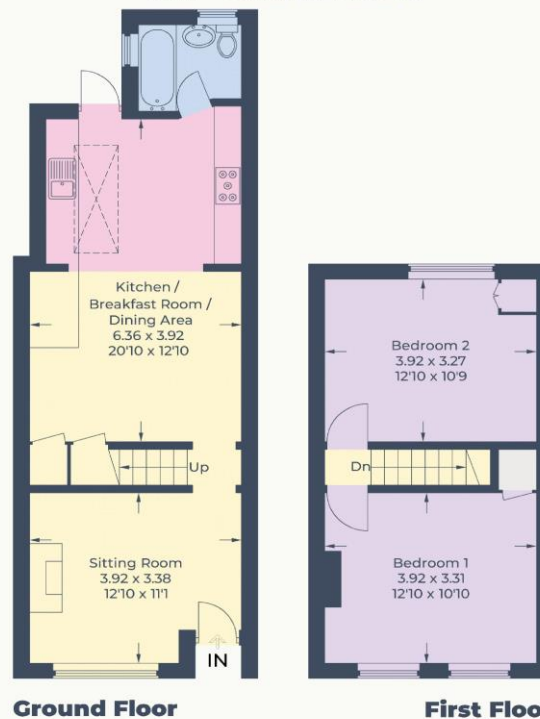


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