



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



Sycamore Road
Chalfont St Giles
Buckinghamshire
HP8 4LE

Character individual extended detached family home situated in a highly sought after quiet road location within walking distance of the picturesque village of Chalfont St Giles. Offered with vacant possession the property benefits from versatile accommodation which includes two reception rooms, fitted kitchen, utility room, cloakroom, three bedrooms, two bathrooms, off road parking for three cars, garage conversion for storage only and a landscaped low maintenance rear garden. Council Tax Band F. EPC D.



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Location: The property is located within a short walk of the picturesque village and surrounding countryside of Chalfont St Giles which offers a good variety of facilities including post office, grocers, butchers, deli, supermarket, doctors surgery, restaurants and traditional pubs. The highly regarded village nursery and local junior schools are both 'Ofsted' highly rated with Dr Challoner's Grammar School for Boys in Amersham and Dr Challoner's High School for Girls in nearby Little Chalfont. There are excellent commuter links into the city by both the M40 & M25 and both Seer Green (Chiltern Line) and Chalfont & Latimer (Main & Metropolitan) trains offer a fast and frequent train service direct into London.

The Property is approached via a brick paviour driveway with off road parking for three cars. Entering the property. Entering the house via the entrance porch, the entrance hall has a laminate wood floor which continues into the sitting room and dining room.

Understairs storage cupboard. The sitting room has bi-fold doors which open onto the rear garden and French doors into the dining /family room. Aspect to the rear. The kitchen/breakfast room aspects to the front of the house and has a range of fitted base and eye level units with granite work surfaces over, fitted double electric halogen hob, integrated fridge and freezer, wine cooler, fitted breakfast bar. The utility room has door access to both the front and rear gardens, fitted storage cupboards, space and plumbing for washing machine. The cloakroom has a low level wc and wall mounted wash hand basin.

On the first floor, the landing has loft access and a cupboard housing a combination central heating boiler (Valliant). The master bedroom aspects the front and has a range of fitted wardrobes, the ensuite has a tiled shower cubicle with glazed door, tiled walls and floor, wall mounted wash hand basin. Bedrooms two and three both face to the rear with the third bedroom having a range of fitted wardrobe and cupboard units. The family bathroom has a large walk in glazed shower cubicle with fully tiled walls and floors, wc with

concealed cistern and a vanity unit with wash hand basin and cupboards.

Outside the property the rear garden extends to 30' and is totally enclosed having recently been landscaped to provide a large brick paviour patio with fishpond and astroturf area. Garden Shed. The garage has been converted to provide storage with an up and over door.

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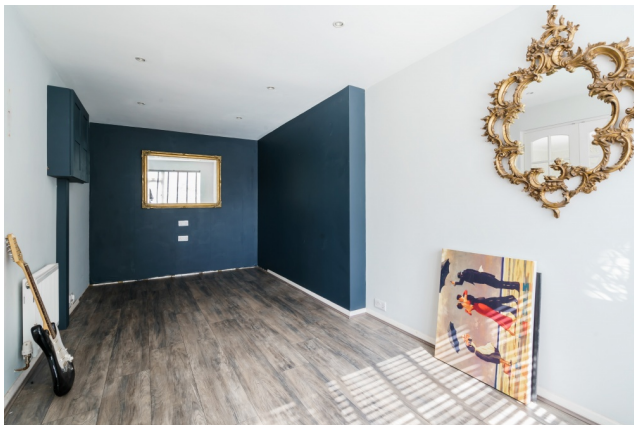




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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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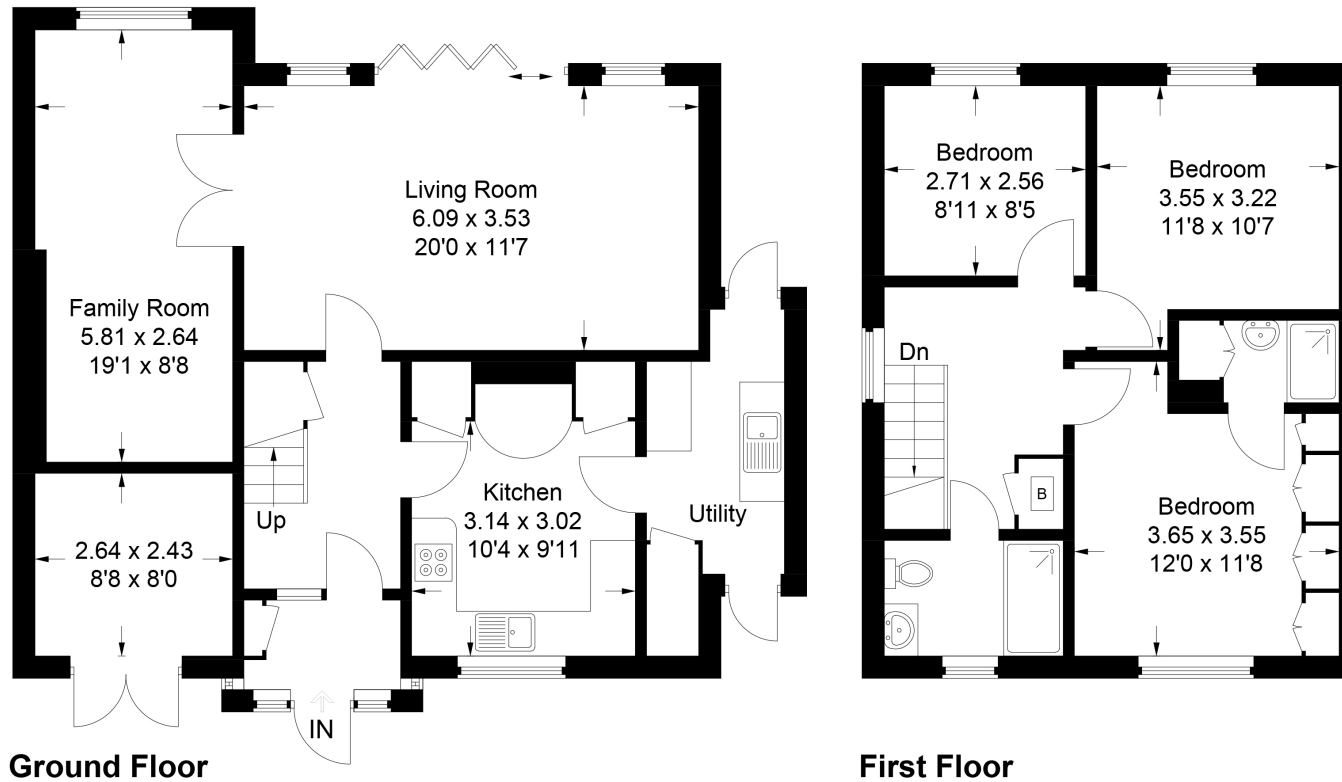


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Approximate Gross Internal Area
119.6 sq m / 1,287 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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