



DEANWAY

Chalfont St. Giles, HP8 4JX



BARTRAMS



## 51 DEANWAY

Chalofont St Giles, Buckinghamshire HP9 4JX

A three bedroom, two reception semi detached family home, circa 1930's that is located within walking distance to this picturesque village High Street and benefits from a Southerly aspect garden and garage with own drive.

Gerrards Cross 3 miles (Marylebone 19 mins) – Beaconsfield 5 miles (Marylebone 21 mins) – Amersham 3.5 miles (Baker Street 35 mins) - M40/M25 6.5 miles – Heathrow 17 miles – Central London 25 miles (all distances and times approximate)

### Summary of accommodation

Entrance hallway, living room with three quatre bay leading to dining room with French doors to garden and fitted kitchen. To the first floor there are two double bedrooms and a well proportioned third bedroom and family bathroom.

### Gardens

To the front a mainly laid to lawned garden with a driveway to side providing off street parking that leads to the garage at rear. The rear Southerly aspect garden is mostly laid to lawn with steps up to a patio behind the garage.





#### Location

Located just 25 miles from London, Chalfont St Giles is a thriving and affluent village surrounded by sought-after neighbourhoods like Beaconsfield, Gerrards Cross, Seer Green, and Little Chalfont. Its charming High Street features a communal green, independent shops, and family-friendly pubs. The village enjoys excellent transport links, close to the M25 and M40 motorways, with easy access to Heathrow Airport and fast train connections to Central London from Chalfont & Latimer station, reaching Marylebone Station in approximately 28 minutes on the Chiltern Line. Residents can enjoy picturesque walks and green spaces, such as The River Chess walk through the beautiful Chiltern Hills, historic buildings, meadows, and nature reserves. The area also boasts exceptional educational facilities, with highly reputable schools catering to all ages in both the state and private sectors.

#### Services:

Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

**Council Tax Band:** E

**EPC Rating:** D

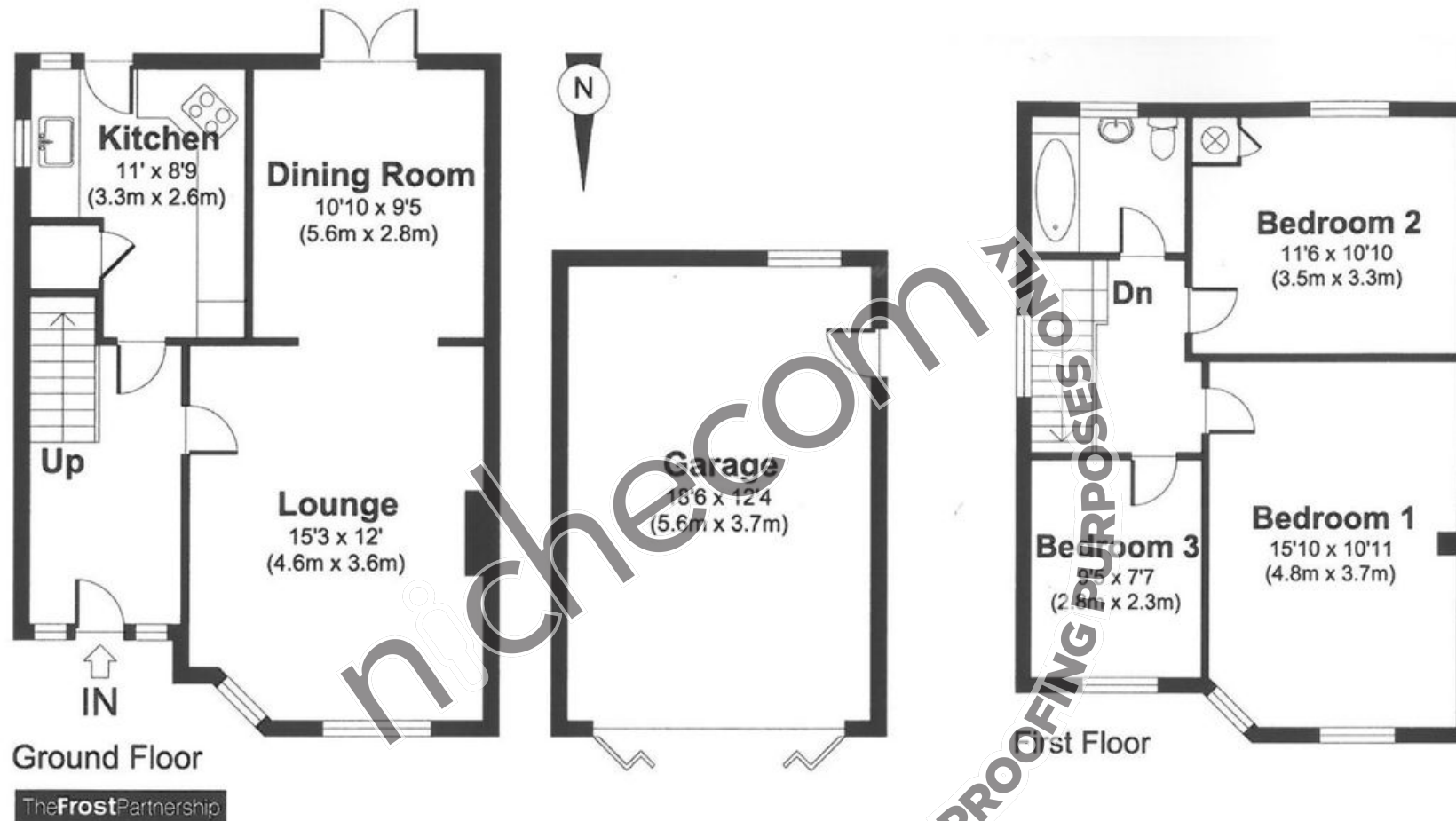
**Local Authority:** Buckinghamshire Council

#### History of Chalfont St Giles

<http://www.chalfontstgiles.org.uk/Brief-History.html>







Deanway, HP8 4JX

APPROX. GROSS INTERNAL FLOOR AREA 1163 SQ. FT. / 108 SQ. M. INC. GARAGE

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