



WHITE HART CLOSE, CHALFONT ST. GILES

COLMAN
&CO



13, WHITE HART CLOSE CHALFONT ST. GILES HP8 4PH

A modern house attractively arranged with two double bedrooms, two bathrooms and a refitted kitchen.

CONSIDERABLY IMPROVED
BOTH BATHROOMS REPLACED
NEW KITCHEN
TWO DOUBLE BEDROOMS
SOUTH FACING GARDEN
PARKING SPACE
DOWNSTAIRS WC
EPC = C

THE PROPERTY

Located in a quiet cul de sac close to open countryside and just over three quarters of a mile from the picturesque village centre, shops and amenities.

A stylishly arranged modern home which has undergone considerable recent improvement and benefits from an attractive south facing garden and parking space.

ACCOMMODATION

Covered entrance door to Entrance Hall

Cloakroom with low level WC, vanity basin.

Sitting Room
wood flooring, panelling, square access to

Kitchen - Dining Room
well fitted with a modern range of cupboards and drawers.

Cupboard containing space and plumbing for washing machine, Bosch oven and hob, extractor, integrated fridge and freezer, dishwasher, worktops, cupboard containing gas fired central heating boiler. Double doors to terrace and garden.

On the first floor

Landing with access to roof space, heated linen cupboard.

Bedroom 1 with two built-in wardrobes.
En suite Bathroom roll top bath with shower attachment, WC, hand basin.

Bedroom 2 with two built-in wardrobes.
En suite Shower Room with tiled cubicle, low level WC, vanity basin.

OUTSIDE

The rear garden is approached by a sun terrace and lawn with shrubs and trees.

A rear pedestrian access provides a path to the front of the property where there is a driveway bordered by grass.

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

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 nearby 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 Motorway.



GENERAL

Local Authority
Buckinghamshire Council

Services
Mains water, gas and electricity.

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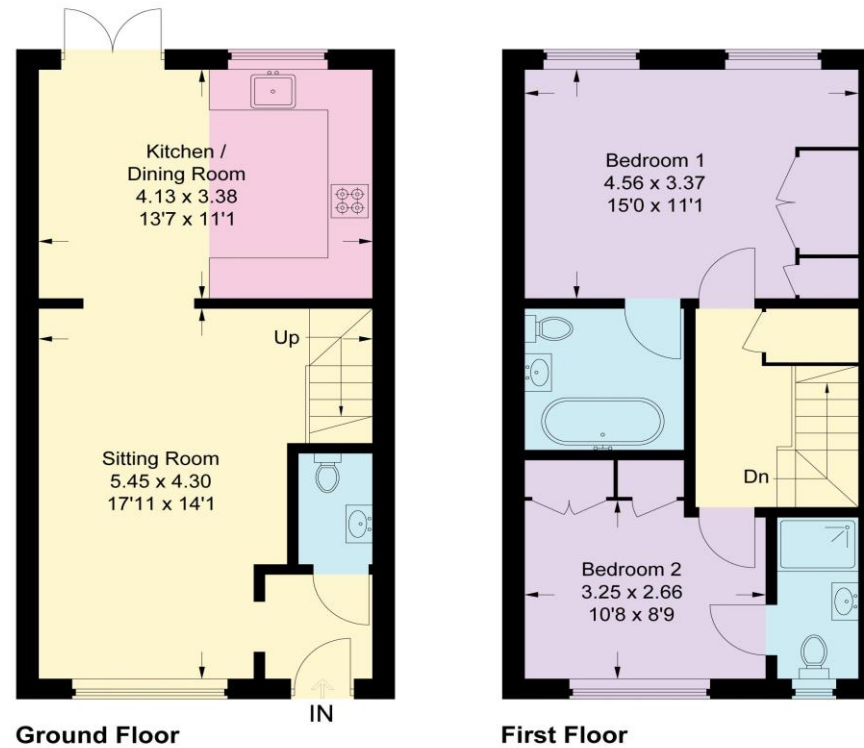


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
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Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 40.7 sq m / 438 sq ft
Total = 81.8 sq m / 880 sq ft



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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