



FLEETWOOD CLOSE, CHALFONT ST. GILES

COLMAN  
&CO



# 38, FLEETWOOD CLOSE CHALFONT ST. GILES HP8 4DR

A modern end of terrace family house with potential to extend in a quiet cul de sac

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END OF TERRACE  
SPACIOUS SITTING ROOM  
TWO BATHROOMS  
POTENTIAL TO EXTEND  
GOOD SIZED LEVEL GARDEN  
LARGE KITCHEN  
EXCELLENT PARKING  
EPC = D

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## THE PROPERTY

A family home with a converted garage creating a large kitchen and providing a second bathroom.

The spacious Sitting Room has potential for extension and the level garden is of good size with a useful side access.

There is good parking to the front and the property is located in a quiet cul de sac just under a mile from the village centre and within walking distance of the local schools and recreation ground.

## ACCOMMODATION

Entrance with cupboard. Access to

Kitchen fitted with a range of floor, wall and drawer units, worktops, plumbing for washing machine, space for cooker, extractor above, tiled walls.

Sitting Room - Dining Room with laminate wood flooring.

Understairs cupboard containing the gas fired combination boiler (installed 2018).

Shower Room with a large cubicle, low level WC, vanity basin, tiled walls, two-shelved storage cupboards.

Conservatory with wood panelling, radiator. Double doors to Terrace and Garden.

On the first floor

Landing with access to boarded roof space via a pull down ladder. Deep storage cupboard.

Bedroom 1 with built-in wardrobe cupboard.  
Bedroom 2 with built-in wardrobe cupboard.  
Bedroom 3

Family Bathroom panel enclosed bath with shower, vanity basin, low level WC, tiled walls.

## OUTSIDE

The garden to the front is approached by a drive with parking for two vehicles. There is a lawn to the side and a variety of shrubs.

To the rear, the garden is level, well enclosed by fencing with a wide crazy paved terrace with lawn and shrubs. There is a pedestrian gate to the side and garden shed.

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.

There are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone & 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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## 38 Fleetwood Close

Approximate Gross Internal Area  
Ground Floor = 60.6 sq m / 652 sq ft  
First Floor = 42.3 sq m / 455 sq ft  
Total = 102.9 sq m / 1,107 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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