



PALLISER ROAD, CHALFONT ST. GILES

COLMAN
&CO



32, PALLISER ROAD CHALFONT ST. GILES HP8 4DL

Semi detached house requiring complete modernisation, with considerable potential to extend.

CONSIDERABLE POTENTIAL TO EXTEND
LARGE LEVEL GARDEN
REQUIRES COMPLETE MODERNISATION
VIEW OF OPEN COUNTRYSIDE
QUIET CUL DE SAC
AVAILABLE IMMEDIATELY
NO ONWARD CHAIN
EPC = D
COUNCIL TAX BAND : E

THE PROPERTY

NO ONWARD CHAIN

Located at the end of a quiet cul de sac and set in a large level garden, the property has views across open countryside.

The property is within a short distance of local schools, shops and amenities.

ACCOMMODATION

Entrance Hall with understairs cupboard and coats cupboard.

Sitting Room with tiled fireplace surround, wood block flooring, bay window.

Dining Room with wood block flooring and double doors to garden.

Kitchen with wall mounded gas fired central heating boiler and door to garden.

On the first floor Landing with access to roof space.

Bedroom 1 with bay window.

Bedroom 2 with heated linen cupboard.

Bedroom 3

Bathroom Separate WC

OUTSIDE

Garage with side door, light and power.

Rear garden well enclosed by fencing, laid to lawn with a variety of shrubs. Aspect over open countryside.

To the front of the property, garden laid to lawn and partly shared drive.

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.

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
Chiltern District Council

Services

Mains water, gas and electricity.

IMPORTANT NOTICE Colman & Co, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colman & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

SALES 01494 871991

colmanand.co.uk

