



STYLCROFT ROAD, CHALFONT ST. GILES

COLMAN
&CO



HIGH GABLES STYLECROFT ROAD

CHALFONT ST. GILES HP8 4HY

A deceptively large extended bungalow backing south in a good sized garden.

CONSIDERABLE POTENTIAL TO EXTEND
REQUIRES EXTENSIVE MODERNISATION
GOOD SIZED PLOT
SOUTH FACING REAR GARDEN
LARGE ROOF SPACE
HIGHLY REGARDED LOCATION
CLOSE TO OPEN COUNTRYSIDE
EPC = D

THE PROPERTY

NO ONWARD CHAIN.

A great opportunity to purchase a deceptively spacious detached bungalow with considerable potential for roof conversion, further extension and modernisation. Already extended to the rear, the property features a large reception room measuring 30 ft x 24 ft with three pairs of sliding doors to the large garden.

ACCOMMODATION

Entrance Porch
Cloakroom with low level WC, pedestal basin, tiled walls.
Large Inner Hall with large, shelved store cupboard, wood block flooring.
Access to boarded roof space, via a pull down ladder.
Kitchen with floor and wall cupboards, gas central heating boiler, built-in cupboard, plumbing for washing machine.

Breakfast Room with door to side.
Living Room with triple aspect and three pairs of sliding, double glazed doors.
Sitting Room with fireplace.
Bedroom 1 with bow window, wood block flooring.
Bedroom 2 with wood block flooring
Bedroom 3 with wood block flooring.
Bathroom with panel enclosed bath with shower, pedestal basin, low level WC, heated linen cupboard with radiator.

OUTSIDE

The large garden is approached by a driveway leading to a detached Garage with light and power.
Well screened by hedging to the front, a pathway leads to the deep rear garden which is enclosed by fencing, hedging, conifers and numerous shrubs.
Laid mainly to lawn, the property has a sunny, south easterly aspect.

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

SCHOOLS: 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 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.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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

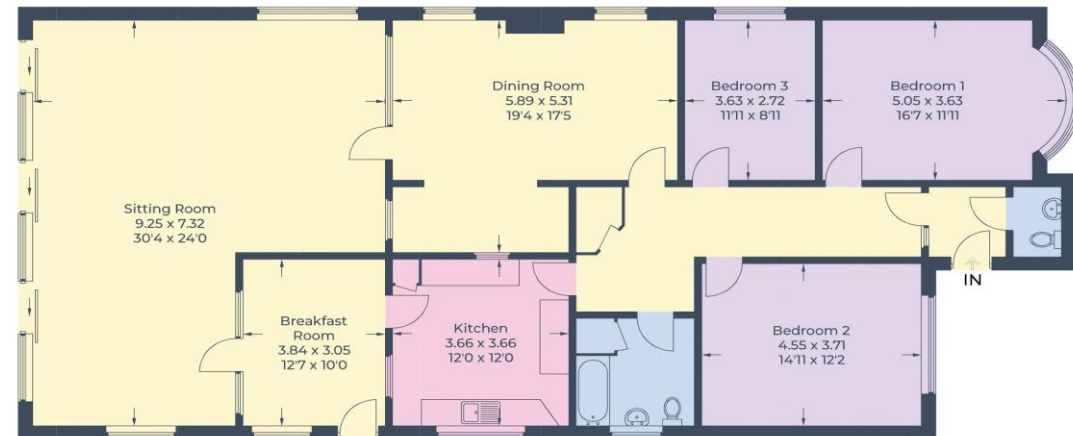
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Approximate Gross Internal Area= 185.6 sq m / 1,998 sq ft
Garage = 23.1 sq m / 249 sq ft
Total = 208.7 sq m / 2,247 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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