



GRAYBURN CLOSE, CHALFONT ST. GILES

COLMAN
&CO



17, GRAYBURN CLOSE CHALFONT ST. GILES HP8 4NZ

An elegant modern Georgian style family house extended to the rear and standing in a lovely level well enclosed garden.

EXTENDED FAMILY HOUSE
QUIET CUL DE SAC
CLOSE TO OPEN COUNTRYSIDE
HALF MILE FROM VILLAGE CENTRE
WALKING DISTANCE LOCAL SCHOOLS
LEVEL WELL ENCLOSED GARDEN
AMPLE PARKING
EPC = E

THE PROPERTY

An attractive modern home tucked away in a quiet cul de sac close to open countryside. Extended to the rear the surprisingly spacious and well planned accommodation is tastefully decorated and equipped to a high standard.

ACCOMMODATION

The front door leads into a spacious Entrance Hall and the Reception Rooms.

The well-proportioned Sitting Room has a coal effect gas fire with attractive surround and wooden mantle over.

Double doors open to the Dining Room (currently used as a TV room) double doors to the patio and garden.

The spacious, open-plan Kitchen/Breakfast/Family Room offers versatile accommodation. The Kitchen has an extensive range of base units with continuous work surfaces, stainless steel sink unit with mixer tap, wall cupboards and full height units, breakfast bar. Integrated appliances include a four ring gas hob with ventilation system, a

double oven and dishwasher. Useful built-in storage cupboard.

Double aspect Family Room with doors opening onto the rear patio and garden beyond.

Internal door gives access to the single garage with electric roller door, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer and gas central heating boiler.

Cloakroom with WC and wash hand basin.

On the first floor galleried landing with linen cupboard and access to the boarded loft with pull down ladder.

Bedroom 1 double aspect with En-Suite Bathroom, walk-in shower, WC, hand basin, storage cupboards.

Bedroom 2 with a range of built-in wardrobes and a built-in cupboard with fitted shelving.

Bedroom 3. Bedroom 4 with a range of built-in wardrobes (Bedroom is currently being used as a Home Office).

Family bathroom with a panelled bath with shower over, wash hand basin, WC.

OUTSIDE

The property is approached over a gravel drive with ample parking for several cars. The driveway provides access to the integral garage and gated side access to the rear garden. Enclosed by fencing the level rear garden has a large terrace leading to the lawn with a play area. There are raised flower beds stocked with trees and a variety of, herbaceous and seasonal plants.

Chalfont St Giles is a picturesque Village with a good range of the amenities required for day-to-day living. There are Nursery, Infant and Primary Schools in Chalfont St Giles and Dr Challoner's Grammar School for Boys in Amersham. Dr Challoner's High School for Girls is in Little Chalfont.

Chalfont & Latimer Station in Little Chalfont offers a fast and frequent service on the Metropolitan and Chiltern lines to Baker Street and Marylebone. Gerrards Cross Mainline Station offers a frequent service to London Marylebone in approximately 20 minutes.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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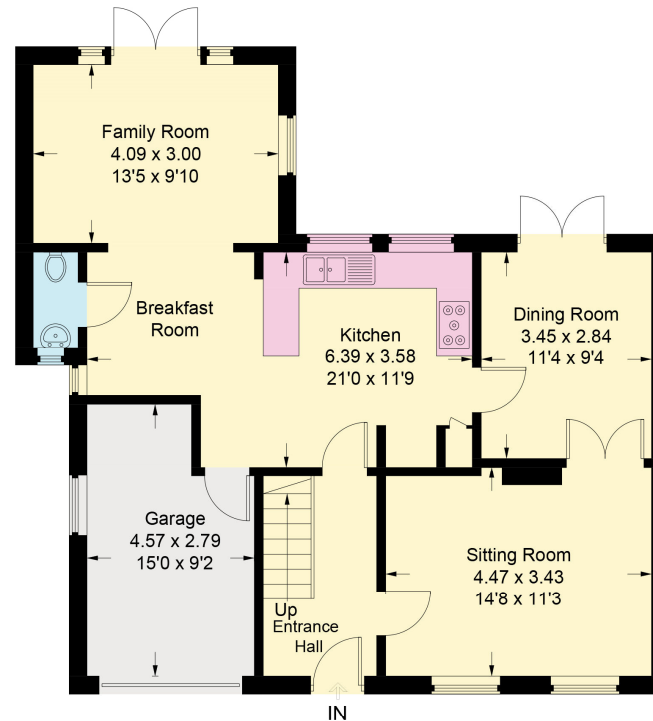
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BUCKINGHAMSHIRE HP8 4QF

SALES 01494 871991

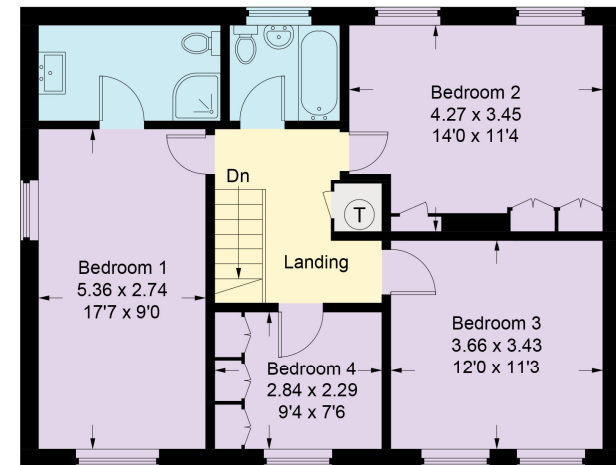
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Grayburn Close

Approximate Gross Internal Area
152.7 sq m / 1,644 sq ft



Ground Floor



First Floor

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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