



TURNERS WOOD DRIVE, CHALFONT ST. GILES

COLMAN
&CO



15, TURNERS WOOD DRIVE CHALFONT ST. GILES HP8 4NE

A detached house with well-proportioned accommodation and potential to extend in a popular cul de sac half a mile to village

POTENTIAL TO EXTEND
THREE BEDROOMS & TWO BATHROOMS
THREE RECEPTION ROOMS
LOVELY PRIVATE GARDEN
POPULAR CUL DE SAC
WELL ARRANGED ACCOMMODATION
HALF A MILE FROM VILLAGE CENTRE
EPC = D

THE PROPERTY

Standing in attractive gardens and located in a quiet position with delightful views across the Misbourne valley, this family home has considerable potential for improvement and extension.

ACCOMMODATION

Entrance Hall

Dining Room

Sitting Room with open fireplace and ornate surround and marble hearth.

Inner Hall with parquet floor.

Cloakroom low level WC, hand basin, tiled walls and parquet floor.

Breakfast Room with sliding door to Garden, Electric heater and parquet floor.

Kitchen double aspect with fitted floor and wall cupboards, Quartz worktops, cooker, extractor, dishwasher, fridge and freezer. Cupboard containing gas & electric powered warm air heater, tiled walls, door to side and Garage.

ON THE FIRST FLOOR

Landing

Bedroom 1 with built-in wardrobe cupboard. En-Suite shower with pedestal basin, low level WC, tiled walls and wood flooring.

Bedroom 2 range of fitted and built-in wardrobes, access to partly-boarded roof space.

Bedroom 3 heated linen cupboard, fitted wardrobe cupboard.

Bathroom with panel enclosed bath with shower, low level WC, pedestal basin, tiled walls and wood floor.

OUTSIDE

The raised front garden is attractively laid out with a variety of established shrubs including lavender. A pathway and lawn lead to a gravel seating area bounded by ornamental walls. There is a driveway with parking for several cars. Garage with light and power.

The rear garden is laid to lawn with a pathway to a raised Terrace, rockery and ornamental pond. The garden is well enclosed by fencing & hedging with a high degree of privacy.

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.
For the commuter, there are Mainline Stations in Gerrards Cross and Chalfont & Latimer.



GENERAL

Local Authority
Chiltern District 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 = 71.8 sq m / 773 sq ft
First Floor = 56.5 sq m / 608 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 147.3 sq m / 1,585 sq ft



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