



2, Grayburn Close,
Chalfont St. Giles, Buckinghamshire HP8 4NZ

Peter Scott 
ESTATE AGENTS

Detached five bedroom family home located in a quiet cul-de sac in Chalfont St Giles. The property provides 2,477sq ft of flexible accommodation to include generously proportioned 33' open plan kitchen/breakfast/dining room, utility room, lounge, home office, family room/bedroom five with ensuite shower room, cloakroom, master bedroom with ensuite bathroom, three further first floor bedrooms, family bathroom, integral garage and large garden studio room. The property has been refurbished and modernised by the current owners to meet the needs of a large family and is presented to a high standard.

Tenure: Freehold Council Tax Band: G EPC rating: D

Well located detached home in quiet cul de sac

Five bedrooms and three bathrooms in all

Superb 33' x 14' kitchen/dining room over looking gardens

Ground floor bedroom with ensuite and garden access

Living room and home office

Good size garage and off street parking

Landscaped garden with outdoor leisure room

Walking distance to local schools

Open country and wooded walks close by

Village centre shops 15 minutes walk

Grayburn Close is a quiet residential cul de sac located on the western side of Chalfont St Giles.

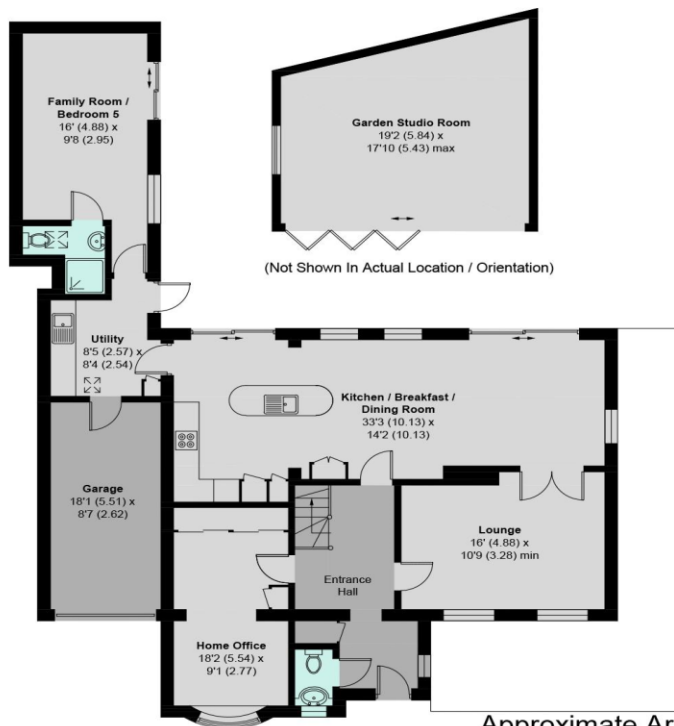
Open country side is close by offering keen cyclists and walkers miles of Chiltern landscape to explore.

The village centre (15 minute walk) with the village green and duck pond, provides all of your day to day needs. There is a Post Office and local independent shops including a baker, greengrocer, butchers, chemist, hair dressers and a co-op supermarket, library, dentist and doctors surgery. The village also offers golf club, tennis courts, cricket and football clubs. Local schools nearby.

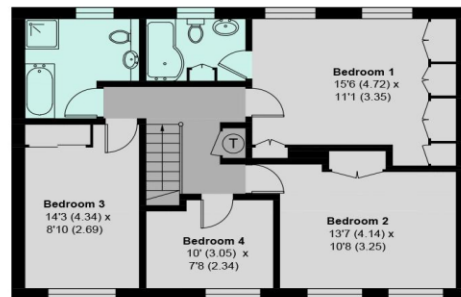








GROUND FLOOR



FIRST FLOOR

Approximate Area

Ground Floor = 1402 sq ft / 130.3 sq m

First Floor = 781 sq ft / 72.6 sq m

Outbuilding = 294 sq ft / 27.3 sq m

Total = 2477 sq ft / 230.2 sq m (Including Garage)

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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