



51, Sycamore Road,  
Chalfont St. Giles, Buckinghamshire HP8 4LG

Peter Scott   
ESTATE AGENTS

Available now - no chain. Built in the early 1900's this charming two double bedroom cottage situated in the village of Chalfont St Giles has a wealth of character features. The property offers two double bedrooms, two reception rooms, kitchen, family bathroom and two west facing rear gardens. The property is offered with no onward chain and available now. The sitting room has a cosy feel with a double glazed sash window overlooking the front, wood flooring and fireplace. The dining room is a lovely bright room with wood flooring. The kitchen is fitted with a range of soft close kitchen cabinets, a gas hob with extractor and electric oven. There is a bath with shower and shower screen, pedestal basin and w.c. Upstairs there are two double bedrooms, The property benefits from two rear gardens each fully enclosed with a sunny westerly aspect.

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

Charming character cottage - Available now

Exposed original features

Sitting room with exposed brick wall and fireplace

Spacious dining room

Fitted kitchen

Two double bedrooms

Modern bathroom

Patio/gardens adjoining the property

Further area of garden

Rear access via private path

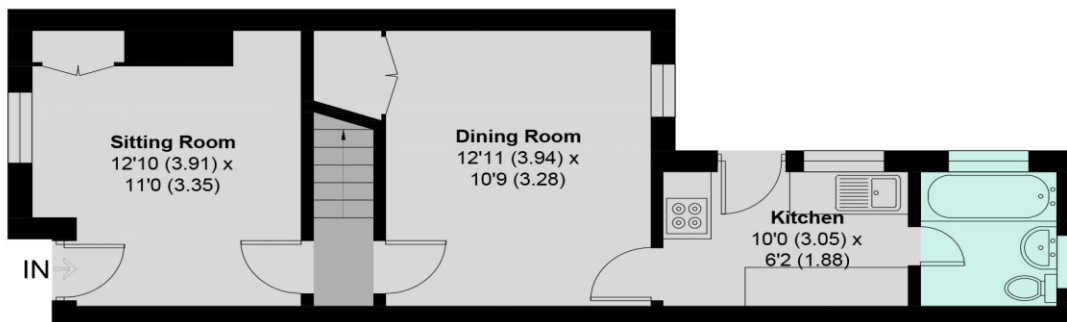
The property is quietly located just off Sycamore Road which is in the pretty village of Chalfont St Giles, voted as one of the best villages to live in the UK. The local Nursery, Infant and Junior schools are within walking distance from this property and the Junior school has achieved an OFSTED rating of Outstanding.

The property is also currently in the catchment area for Dr Challoner's Grammar School and Dr Challoner's High School. For all current school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council.





**FIRST FLOOR**



**GROUND FLOOR**

Approximate Area = 745 sq ft / 69.2 sq m

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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**Peter Scott**  
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For further details call 01494 870 633 or email  
peter@peterscottproperty.co.uk