



20, Gordon Way
Chalfont St. Giles, Buckinghamshire, HP8 4QX

Peter Scott
ESTATE AGENTS 

The Property

A beautifully presented three bedroom semi detached family home that has been extended and refurbished to provide good sized accommodation and storage in Chalfont St Giles. With views over Chalfont St Giles park, the property is within walking distance of the village centre, schools, and local amenities. Accommodation comprises; living room, kitchen/dining room, conservatory, utility/cloakroom, three bedrooms, two of which have an extensive range of bespoke bedroom furniture and a recently fitted large family bathroom. There is a child friendly garden, integral storeroom/small garage and off road parking for two cars.

Entrance hall with ornate floor tiling with shoe cupboard, shelf, and space for hanging coats.

Door to utility cloak room with tiled floor, a range of wall cupboards, worktop, space and plumbing for washing machine and dryer, water softener, w.c, wash basin and built-in storage cupboard.

Door to living room with laminate flooring, bay window overlooking the front, corner cupboard with power points, and two bi fold glazed doors to kitchen/dining room.

The kitchen has been fitted with a range of Howden cabinets providing good storage and worktop space. There are two pull out storage cupboards, two corner carousel cupboards, tall larder cupboard and display cupboards. There is a multi-fuel range with five gas rings and extractor over. The inset sink has a mixer tap as well as a separate filtered drinking water tap. There is space for large fridge/freezer and dining table.

Conservatory has under floor heating and fully fitted pull down blinds to all windows and roof, making this a great room to use throughout the year. There are double doors opening onto the rear garden.

Stairs to first floor has window to the side and the landing gives access to the fully boarded loft via a pull-down ladder.

Bedroom one is large enough for a king size bed and comes complete with a full range of bespoke fitted wardrobes, cupboards, and drawers. There is also an additional large built-in storage cupboard which is shelved and has power.

Bedroom two is another double room with a full range of bespoke fitted wardrobes, cupboards, and drawers.

Bedroom three is a single room with space for wardrobe, chest of drawers and desk.

Recently refitted, the family bathroom is impressive in size and design. There is a bath with filler and separate hand shower, large walk-in shower cubicle with rain shower, hand shower and pre-set controls, wash hand basin inset into unit with drawers, w.c, two designed retro look heated towel rails and underfloor heating.

Outside

The rear garden is fully enclosed and has been fitted with artificial grass, making this an ideal all-weather garden for children. There is an area of patio, path to side and gate giving access to the front. There is an integral storeroom/small garage with light and power, Worcester boiler, and this room is accessed via electric roller doors to the front and to the back.

To the front of the property is parking for two cars.

EPC rating: D

Council tax band: E

Location

Situated in the pretty village of Chalfont St Giles, the historic home of poet John Milton with its charming village green and duck pond.

Gordan Way is within walking distance of the village centre and close to local schools. The village has a strong community feel with a butcher, baker, deli, post office, grocers, supermarket, hairdressers, beauty salon, dentist, coffee shop, florist, kitchen/bathroom designers, doctor's surgery, library, as well as restaurants and

traditional pubs. Chalfont St Giles has been voted as one of the best villages to live in the UK. With its close proximity to Heathrow airport this location is perfect for those travelling abroad as well as commuters needing easy access to the M25, M4 and A40 into London. The local Nursery and Junior schools are within an easy walk from this property. In January 2020, the Junior School received an outstanding rating from OFSTED.

Peter Scott Estate Agents

Chalfont St Giles

Buckinghamshire. HP8 4JH

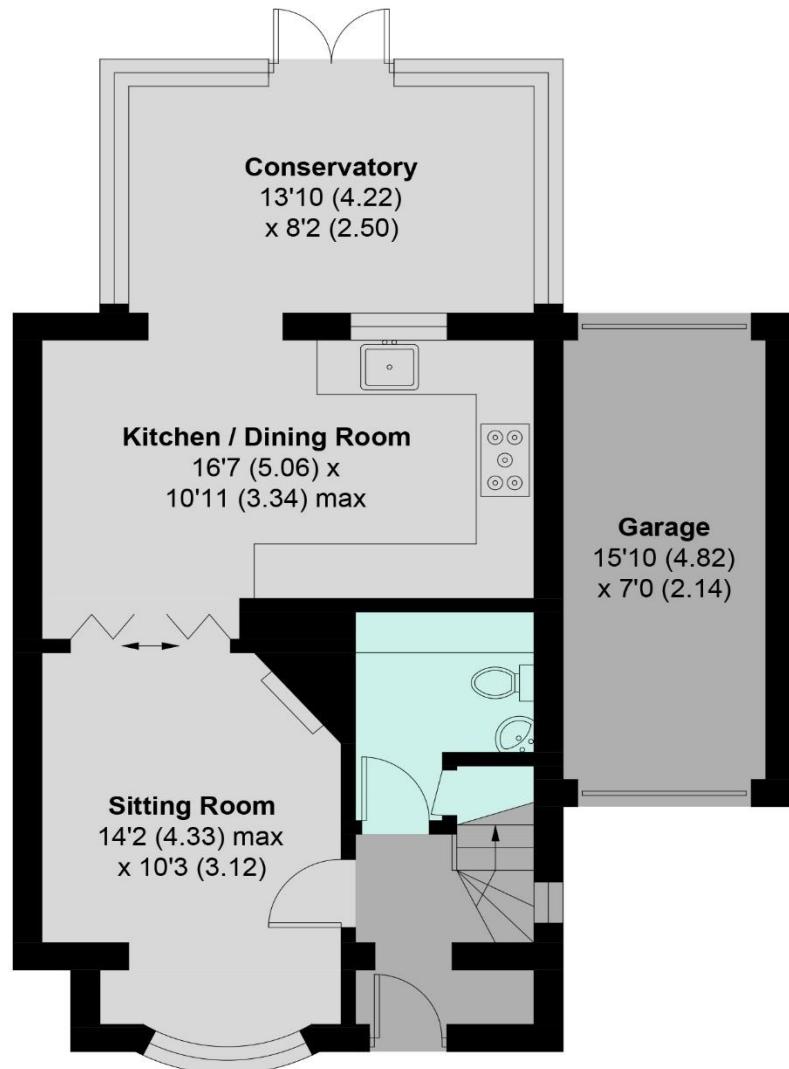
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info@peterscottproperty.co.uk

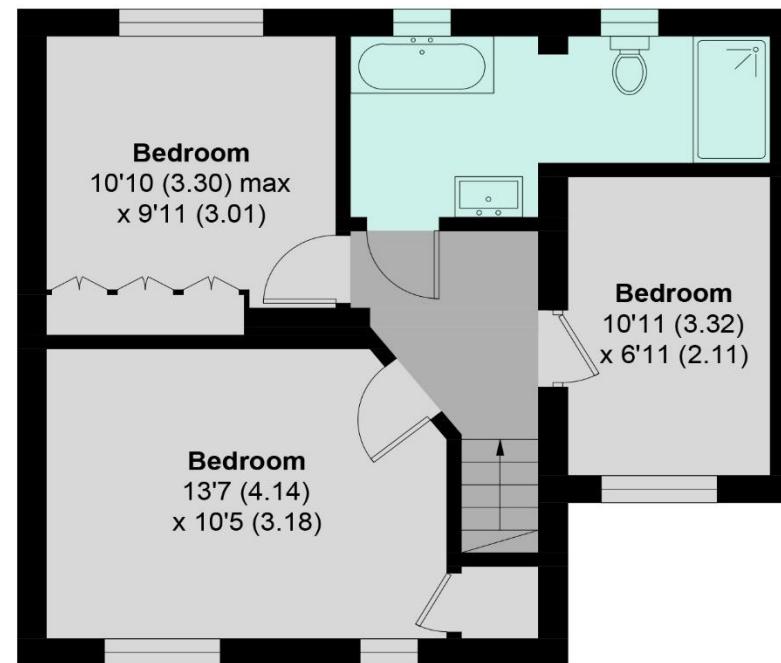
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GROUND FLOOR



FIRST FLOOR

Approximate Area = 1,032 sq ft / 95.9 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 1,142 sq ft / 106.1 sq m

For identification only - Not to scale

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