



Turners Wood Drive, Chalfont St. Giles
Buckinghamshire, HP8



Beyond your expectations

A light, spacious three bed detached house with potential...

3 Bedrooms | Family Bathroom | Open Plan Sitting/Dining Room | Kitchen | Cloakroom | Carport & Garage | Southerly Aspect Gardens | Vacant Possession | No Onward Chain

Guide Price £625,000 Freehold

Description

This light and spacious three bedroom detached family home is in a convenient location close to the historic village of Chalfont St Giles. Set in a mature south facing garden, it now offers scope for modernisation and extension, subject to normal planning procedures. It is a house with great potential, no onward chain and access to popular local schools in both Chalfont St Giles and Chalfont St Peter. Approached from the front by a tarmac drive, allowing access to the carport and garage, the glazed front door opens into the entrance hall. From here there is a kitchen with tiled floor and walls, a range of base and eye level units, a gas hob and high level electric oven with separate grill. A door leads out to the side into the covered car port area. Also off the hall, the dining room leads through to a spacious sitting room with double doors out to the terrace and rear garden beyond. A downstairs cloakroom with WC and basin and generously sized coat cupboard completes the downstairs accommodation. Stairs to the first floor landing, with a large airing cupboard and additional useful cupboard, gives access to the three bedrooms. The master bedroom has views over the garden to the rear and a large range of fitted wardrobes. There are two further bedrooms and a bathroom. The house benefits from double glazing and warm air gas fired central heating.

Outside

To the front is an open area of lawn and tarmac drive leading to the car port and garage, with access to the rear garden. This main garden is a delightful south facing

area, mostly laid to lawn, extending to approximately 100 feet, and backing onto a wooded area. There is a full width patio and raised beds to the sides. Mature shrubs and hedges surround the plot.

Location

The property is situated in a sought after cul-de-sac within half a mile of the centre of the picturesque village of Chalfont St Giles and its shops and amenities. There is a wealth of open countryside close by and the property is well served with excellent communications including easy access to both the M40 and the M25 motorways and both Seer Green and Chalfont & Latimer stations, which both have direct routes into London. More comprehensive amenities are within a short drive at Beaconsfield, Amersham and Gerrards Cross, together with a choice of state and private schooling including both Dr Challoners Boys and Girls grammar schools, and leisure facilities.



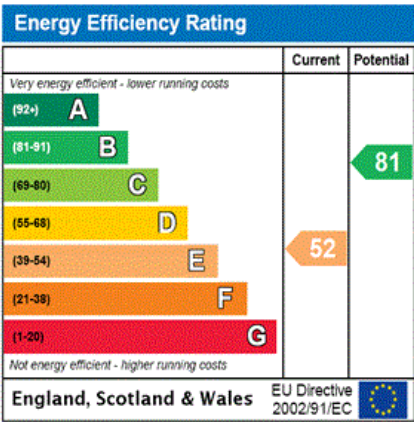
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Turners Wood Drive


Approximate Gross Internal Area = 122 sq m / 1313 sq ft

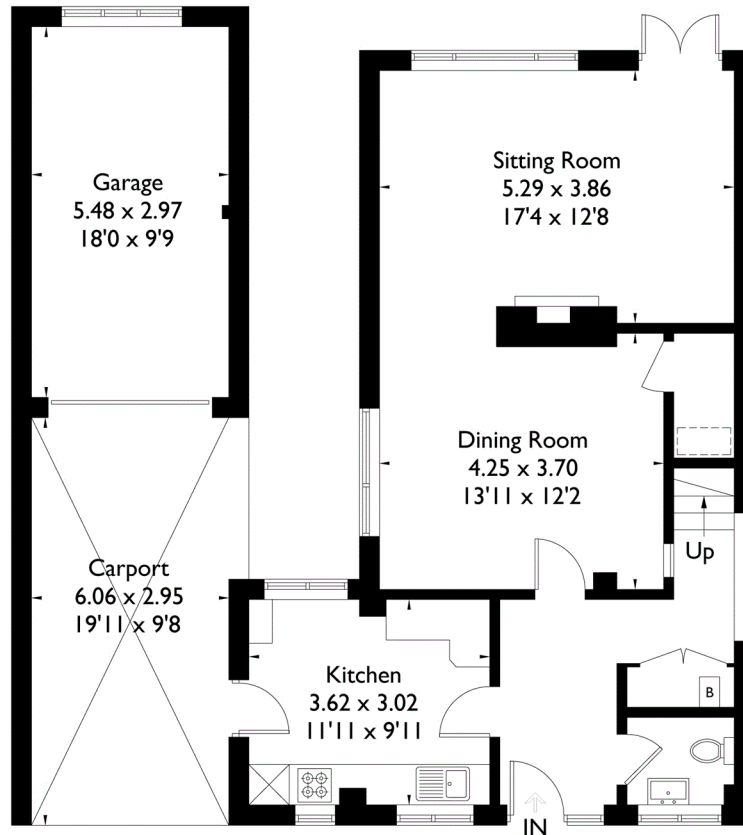
(Excluding Carport)

Garage = 16.2 sq m / 174 sq ft

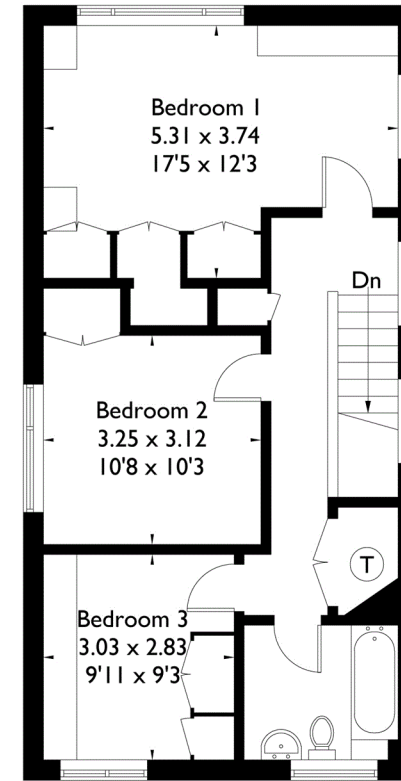
Total = 138.2 sq m / 1487 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 195703

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

