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estate agents



Narcot Lane
Chalfont St Giles, Buckinghamshire, HP8 4DB



£1,550 pcm

AVAILABLE MID OCTOBER. A bright and spacious first floor apartment offering generous accommodation, situated close to shops at Three Households with views from the front over Oakland Park Golf Club. The property is in god decorative order throughout and the accommodation comprises of lounge, kitchen, two double bedroom s and a bathroom. Further features include gas central heating, double glazing, off street parking, a garage and it's own level 65' x 40' rear garden. Chalfont St Giles offers a range of local amenities including shops, First and Middle schools, together with a traditional village atmosphere. For the commuter, railway stations are located at Seer Green (Chiltern Line) and Little Chalfont (Metropolitan and Chiltern lines). The M40 can be joined at Beaconsfield and the M25 can be joined at Chorleywood. Unfurnished.

Ground Flor

Entrance Lobby

Wooden front door. Large storage cupboard. Radiator. Return stair case leading to first floor and landing.

First Floor

Landing

Study area with space for desk and chair, ideal for someone working from home. Access to loft with light via loft ladder, Two storage cupboards. Fitted shelving. Double glazed window over looking side aspect.

Living Room

14' 8" x 12' 7" (4.47m x 3.84m) A front aspect room overlooking the golf course. Brick built fireplace, Coved ceiling. Dimmer switches. Radiator. Double glazed window.

Kitchen

11'0" x 7'0" (3.35m x 2.13m) Partly tiled with fitted with wall and base Shaker style base and wall units. Work surfaces with one and a half bowl stainless steel sink unit with mixer tap and drainer,. part tiled walls, tiled floor, integrated Belling electric oven and ceramic hob with overhead fan. Washing machine. Dishwasher. Dryer. Fridge with freezer ice box. Tiled floor. Double glazed window over looking rear aspect.

Bedroom 1

12'7" x 10'9" (3.84m x 3.28m) A rear aspect room with built in mirror slide robes. Coving. Radiator.

Bedroom 2

15'0" max x 8'8" max (4.57m x 2.64m) "L" shaped. A front aspect room overlooking the golf course. Coved ceiling. Radiator, Double glazed window.

Bathroom

Fully tiled with a white suite of bath with mixer tap and separate Aqualisa shower unit, pedestal wash hand basin and w.c. Heated chrome towel rail. Opaque double glazed window over looking rear.

Outside

Garage

16'8" x 9'0" (5.08m x 2.74m) With up and over door, light and power, door to rear

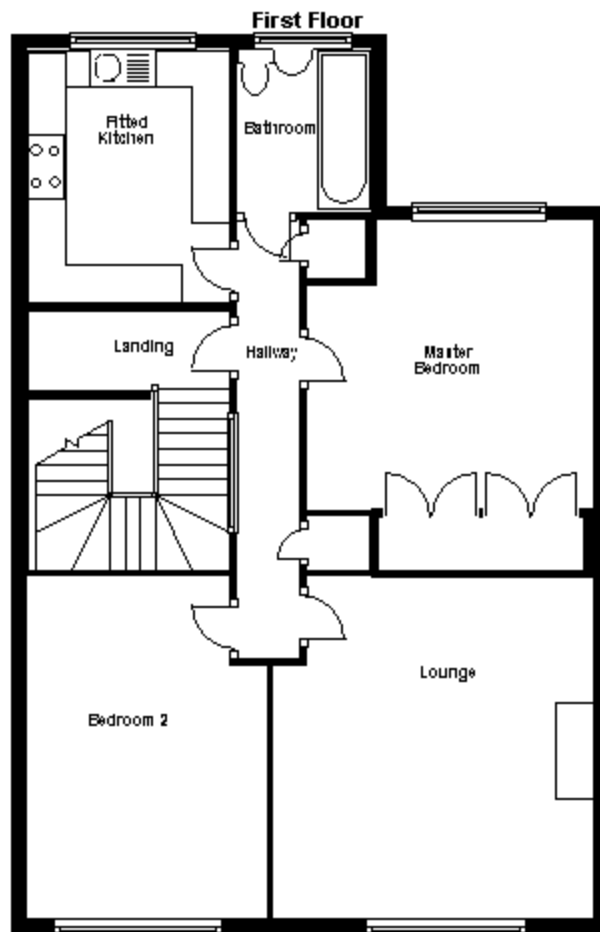
To the front

At the front of the property is an area of lawn and a tarmac driveway

To the rear

65'0" x 40'0" (19.81m x 12.19m) The maisonette has the rear section of the garden with is mainly laid to lawn with well stocked borders, bounded by fencing and hedging. Paved patio area. Large wooden Summer House with electric light and power. Gated access to front





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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