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Sycamore Road
Chalfont St Giles, Buckinghamshire, HP8 4LE



£525,000 Freehold

A fantastic opportunity to renovate a three bedroom family home with a large garden, driveway and double width garage. A semi-detached house in a quiet and established location close to open countryside. Within a short walk of the local convenience store and less than three quarters of a mile from the village centre. The property benefits from a driveway with parking for three vehicles with a 50ft deep level rear garden. The property is in need of refurbishment throughout and has space to the side which offers great potential for a full length single storey side and rear extension, subject to the usual planning consent. The property is available with no onward chain.

Ground Floor

Entrance Hall

Double glazed frosted glass front door to entrance lobby with hardwood glazed front door to hallway.

Hallway

Hallway with stairs rising to first floor, single radiator and door to reception room.

Reception Room

23'11" x 14'6" (7.30m x 4.43m) A double reception room with a double glazed window to the front overlooking the front garden, single glazed window to the side, two radiators, coved ceiling, wooden built in display cabinets under the stairs, serving hatch to kitchen and door leading to lobby.

W/C

Single glazed window to rear, wash hand basin, low level wc, radiator and plumbing for washing machine.

Kitchen/Breakfast Room

13'11" x 9'0" (4.24m x 2.75m) Double glazed window to rear, a range of eye and base level cupboards and drawers with a square edge work top, a ceramic sink and drainer, Potterton gas boiler, space for freestanding oven, serving hatch to reception room.

First Floor

Bedroom 1

14'7" x 11'9" (4.45m x 3.57m) Double glazed window to front, single radiator, two built in wardrobes.

Bedroom 2

12'0" x 9'0" (3.66m x 2.75m) Double glazed window to rear, single radiator.

Bedroom 3

7'7" x 6'1" (2.30m x 1.85m) Double glazed window to side, single radiator, loft access.

Bathroom

Double glazed window to rear, wash hand basin with vanity unit under, bath with mixer taps and shower attachment over, part tiled walls, single radiator, low level wc.

Externally

Front

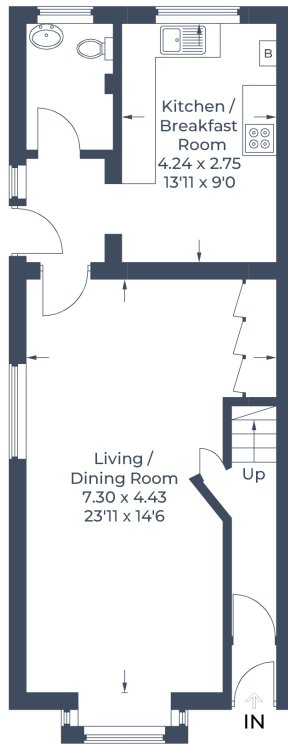
The front garden is mainly laid with patio slabs with a driveway leading down the side of the property giving parking for three vehicles.

Rear

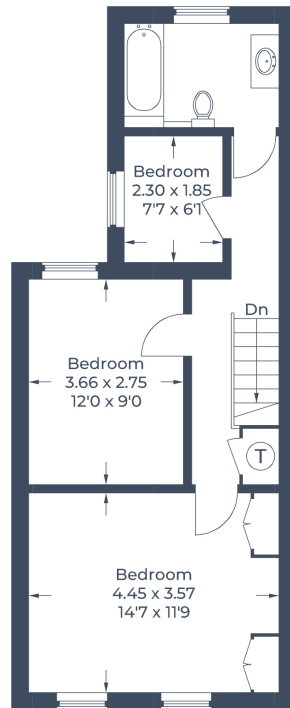
The driveway leads up to a double width garage with up and over door. The rear garden enclosed by panel fencing and is mainly laid with patio slabs with raised flower beds to both sides, a timber built garden shed attached to the rear of the garage with a greenhouse to the rear of the garden.



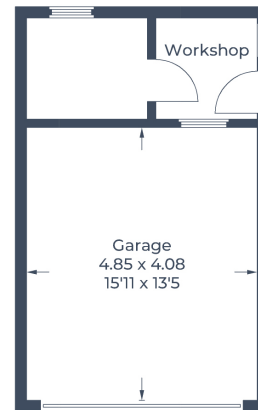
Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Outbuilding = 27.9 sq m / 300 sq ft
 (Including Garage)
 Total = 127.3 sq m / 1,369 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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