



April Cottage

Hodgemoor View, Chalfont St Giles, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

This delightful three bedroom semi detached home enjoys peaceful location within the village of Chalfont St Giles.

Offered to the market with vacant possession and no onward chain, nestled away in a peaceful cul de sac location.



1 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OFF STREET PARKING WITH GARAGE



PRIVATE GARDEN



FREEHOLD



VILLAGE



1,401 SQ FT



**GUIDE PRICE
£765,000**



The property

Set in a peaceful village location, this charming home is presented in good order throughout, whilst offering excellent scope for modernisation.

The internal accommodation comprises a welcoming entrance hall with cloakroom. To one side, the spacious dual aspect kitchen features a comprehensive range of fitted cabinetry, complimented by ample working surfaces. Integrated appliances include a fan assisted oven, four ring gas hob, fridge freezer and drainer sink unit. Further space is provided for a dishwasher and washing machine.

Enjoying views of the rear garden, the delightfully spacious living/dining room offers a feature fireplace and has a glass sliding door that leads out onto the patio.

To the first floor, there are three well-proportioned bedrooms including a principal bedroom that has a large en suite bath and shower facility. The remaining bedrooms are serviced by a three piece family bathroom.



Outside

The property is approached to the front via a brick paved driveway that leads to an integral garage.

To one side, the grounds are well stocked with a variety of shrubs and specimen plants.

The tranquil gardens to the rear feature a shaped lawn area, bordered on both sides by further shrubbery, mature trees and flowerbeds.

At the end of the garden is a useful garden shed/summer house.

Location

Chalfont St Giles is a picturesque and popular Chiltern village situated between the neighbouring towns of Gerrards Cross, Beaconsfield, Amersham and Little Chalfont. With a wealth of period properties dating from the 16th Century, the village is well served by a good selection of local shops, supermarket, pubs, restaurants, coffee shop and a deli. The heart of the village is centred around the village green and duck

pond. Situated just off the A413 with road links to the M25, M40, M4 and M1, with bus routes serving the neighbouring towns.

There are excellent rail links from Gerrards Cross, Beaconsfield and Seer Green (fast trains between 20 & 24 minutes to Marylebone) and also Metropolitan Line services From Little Chalfont (Chalfont & Latimer) and Amersham. The area is renowned for its excellent range of schooling for boys and girls, both state and independent.

Distances

- M40 (Junction2) 4.2 miles
- Heathrow Airport 17 miles
- Central London approx. 28 miles

Nearby Stations

- Gerrards Cross railway station
- Beaconsfield railway station
- Seer Green railway station

Key Locations

- Cliveden House National Trust 8 miles
- Hughenden Manor 11 miles
- Windsor 19 miles

Nearby Schools

- Chalfont St Giles Infant School
- Chalfont St Giles Junior School
- Chalfont St Peter CofE Academy
- Gayhurst
- Thorpe House
- Dr Challoner's High School

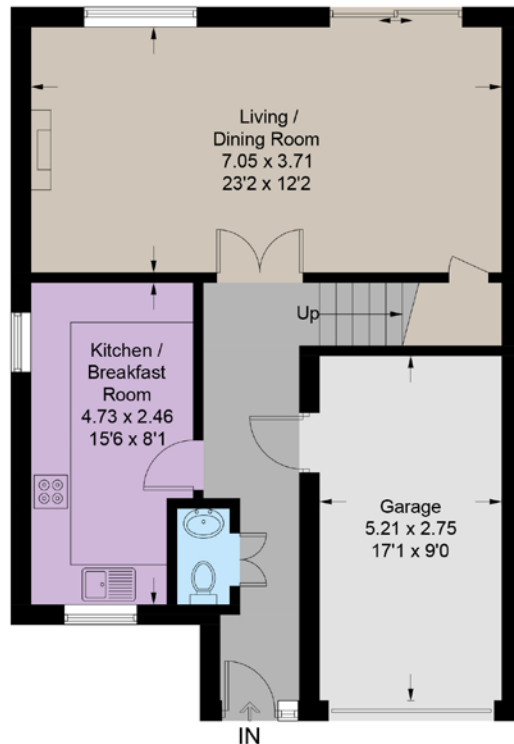
- Beaconsfield High School
- The Beaconsfield School



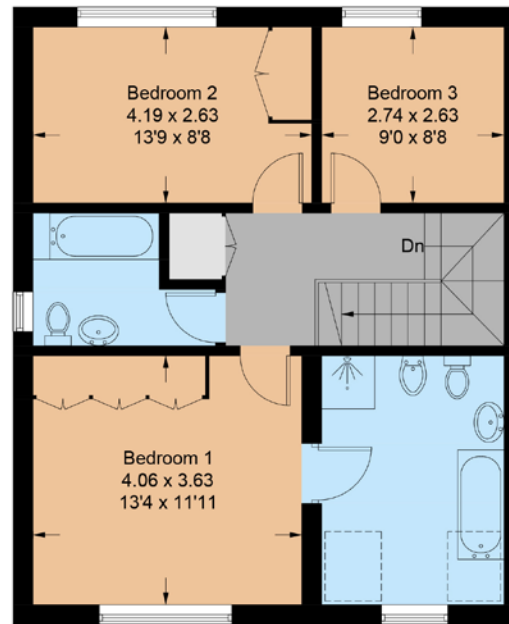
Approximate Gross Internal Area
 Ground Floor = 68.4 sq m / 736 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Total = 130.2 sq m / 1,401 sq ft
 (Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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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Floorplans

House internal area 1,401 sq ft (130.2 sq m)
 For identification purposes only.

Directions

HP8 4LS

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General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, mains water and drainage

Mobile Phone Coverage/Broadband: Information can be found here: [//checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

Tax: F

EPC Rating: D

Parking: Off street parking with garage

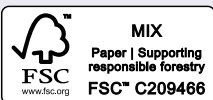
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