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estate agents



**Silsden Crescent**  
Chalfont St Giles, Buckinghamshire, HP8 4NG





## £339,950 Leasehold

With a long lease, a stock brick built, purpose built, ground floor maisonette located in a crescent to the east of the village centre and is offered for sale with no upper chain. The accommodation comprises of an entrance hall, lounge/dining room, modern fitted kitchen, two good size bedrooms and a modern bathroom. Features include gas central heating, double glazing, parquet flooring, shared driveway with off road parking, a garage and own enclosed patio area. 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. There is a bus stop literally outside which has four buses an hour that run to Gerrards Cross & Amersham.

### Ground Floor

#### Entrance Hall

Front door with opaque glass insets. Radiator with ornate cover. Storage cupboard.

#### Lounge/ Dining Room

4.88m(16'0") x 3.66m(12'0") Feature brick built fireplace with quarry tiled heath and wooden mantel, Herringbone parquet flooring, Fitted shelving and cupboard units. Wall thermostat for central heating. Dimmer switch. Radiator. Double glazed leaded light window over looking front aspect. Door to:

#### Kitchen

2.54m(8'4") x 2.44m(8'0") Well fitted with a range of modern base and wall units, Work surfaces. One and a half bowl stainless steel sink unit with mixer tap and drainer, Partly tiled. walls, airing cupboard with shelving, tiled floor, Four ring electric hob. Built in oven and grill. Fitted fridge. Fitted dishwasher. Plumbed for washing machine, Tiled floor. Large storage cupboard. Leaded light double glazed window over looking front aspect.

#### Bedroom 1

3.81m(12'6") x 2.79m(9'2") Fitted double wardrobes. Herringbone parquet flooring. Radiator. Double glazed window over looking rear aspect.

#### Bedroom 2

2.74m(9'0") x 2.44m(8'0") Large storage cupboard. Herringbone parquet flooring. Upright radiator. Double glazed window over looking rear aspect.



## Bathroom

6' 11" x 5' 6" (2.11m x 1.68m) Partly tiled with a modern white suite incorporating bath with wall mounted shower unit, w.c and wash hand basin with mixer tap and cupboards. Covered ceiling. Tiled floor. Heated chrome towel rail. Opaque double glazed window over looking side aspect.

## Outside

### Garage

4.75m(15'7") x 2.74m(9'0") With up and over door,

### To The Front

At the front of the property is an area of lawn with planted borders

## To The Rear

4.57m(15'0") wide x 2.44m(8'0") A paved area adjacent to the property with room for pots, table and chairs

## Lease Details

154 years remaining.



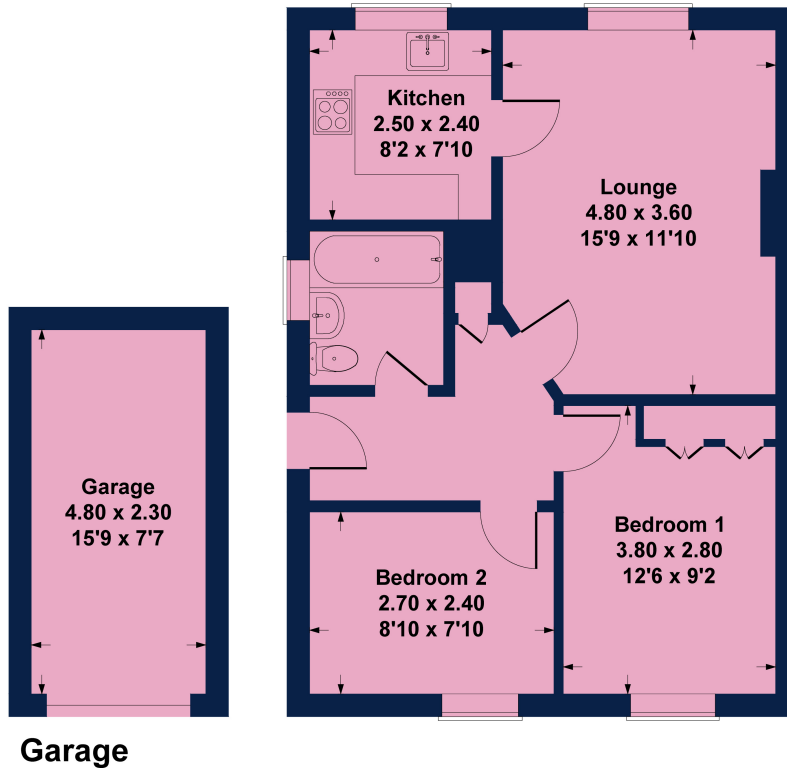
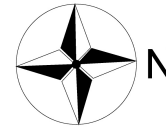
# Silsden

Approximate Gross Internal Area

House = 53.8 sq m / 579 sq ft

Garage = 11.0 sq m / 118 sq ft

Total = 64.8 sq m / 697 sq ft



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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