

The **Frost** Partnership

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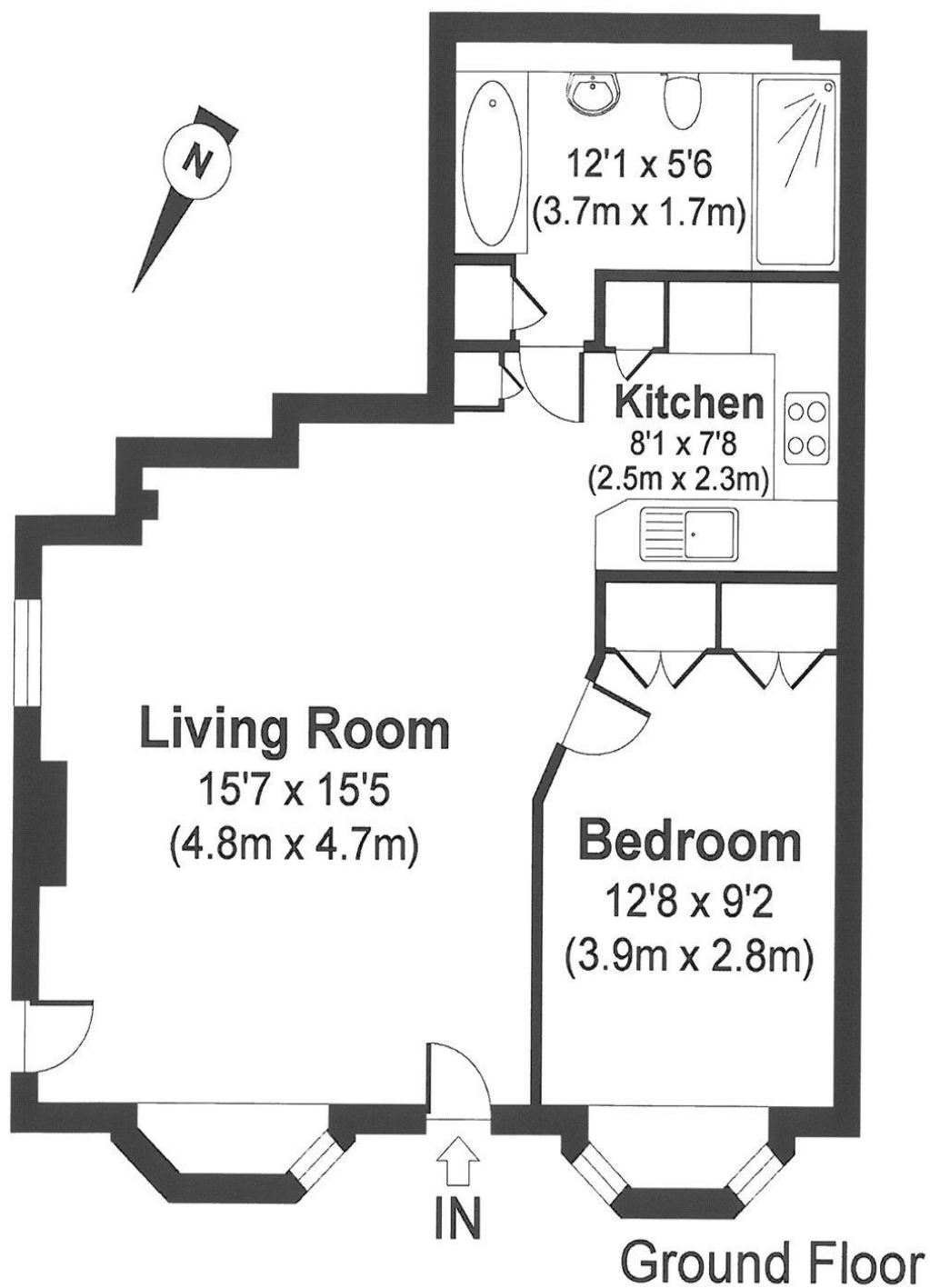
The Old Dairy, High Street, Chalfont St. Giles, HP8 4QH

Asking Price: £365,000 (Freehold)



- Grade II listed
- One bedroom
- Pretty communal Courtyard

- Modern fitted kitchen
- Wealth of period features
- Allocated parking to the rear



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The Old Dairy, HP8 4QH

APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT / 57 SQ M.

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Set in the heart of Chalfont St Giles village, a stunning refurbished ground floor flat with the added benefit of parking and shared courtyard area.

THE ACCOMODATION

This stunning ground floor flat has undergone an extensive refurbishment by the current owner and is set in the heart of the village, with local shopping and amenities close by. The property is accessed via a communal wrought iron gated entrance with covered walkway and front door access into 'The Old Dairy'. There is a generous living area with feature timbers, open fireplace (display only) a refurbished kitchen with bathroom/shower hidden behind folding doors and a double bedroom with timbered ceiling and built in wardrobes.

OUTSIDE

Outside is a pretty communal Courtyard shared between the residents, a storage shed and a designated parking space to the rear.

THE LOCATION

The village of Chalfont St. Giles offers day to day shopping facilities, including library, doctors surgery and post office, together with infant and junior schools. The larger towns of Beaconsfield and Amersham are just a short drive and offer a more comprehensive range of facilities. For the commuter the national motorway network can be accessed at Denham (M40, J1) for convenience to London, Heathrow and the M25 motorway network. The metropolitan line rail service to London Baker Street is available at Chalfont & Latimer station, together with the Chiltern Line into London Marylebone. The area is renowned for its grammar schools, with the property falling into catchment for Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls.

DIRECTIONS

From our office on the High Street proceed up the Deanway. Once past the Bakery on the left-hand side there will be some wrought black iron gates and the entrance to the property will be behind those immediately on the right.

VIEWING

Via The Frost Partnership, High Street, Chalfont St Giles, Buckinghamshire
Telephone: 01494 872233 Email: chalfontstgiles@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.