

The **Frost** Partnership

Chalfont St Giles Sales: T: 01494 872233 E: chalfontstgiles@frostweb.co.uk

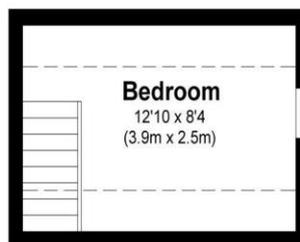
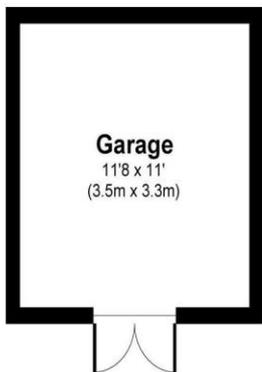
Mauds Cottage, Three Households, Chalfont St. Giles, Buckinghamshire, HP8 4LJ

Asking Price: £525,000 (Freehold)

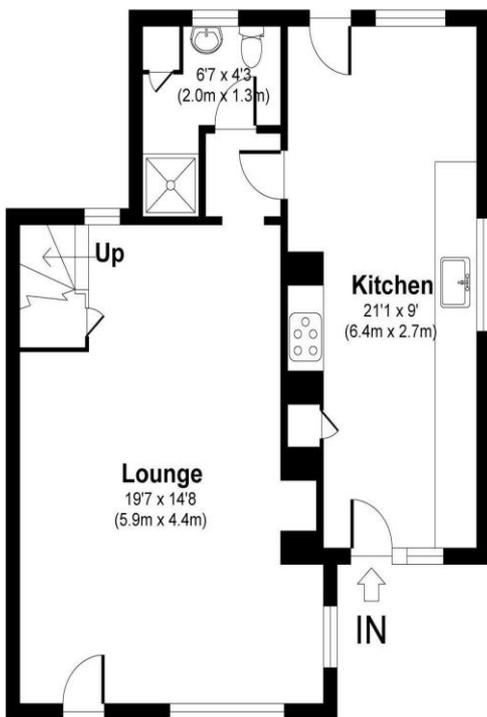


- **Extended character cottage**
- **Three Bedrooms**
- **Bath & shower rooms**

- **Semi-detached barn/garage**
- **Kitchen/breakfast room**
- **Courtyard garden plus driveway parking**

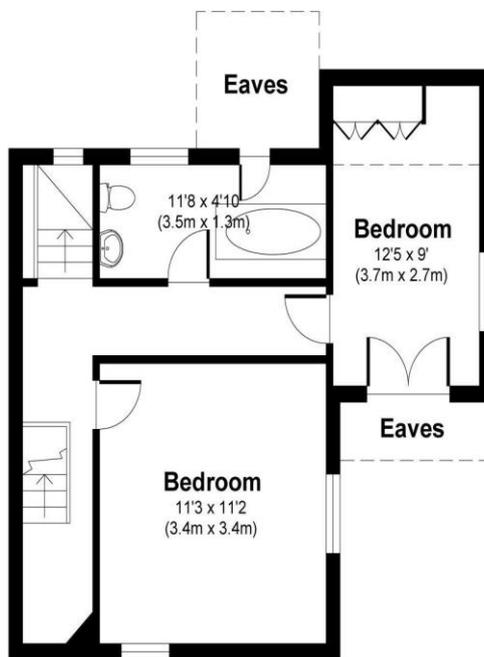


Second Floor



TheFrostPartnership

Ground Floor



First Floor

Maudes Cottage, HP8

APPROX. GROSS INTERNAL FLOOR AREA 1098 SQ FT / 102 SQ M. INC. GARAGE

FROSTCSG-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2018.

An attractive end of terrace period cottage set in the village of Chalfont St Giles. Triple aspect KITCHEN/BREAKFAST ROOM with space for table and chairs THREE BEDROOMS, bathroom and shower room, COURTYARD GARDEN, semi-detached barn providing PARKING and STORAGE.

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.

Sitting Room

A double aspect room with beamed ceiling, brick built fireplace with heavy wooden mantel, gas coal effect fire, TV and telephone points, large understairs storage cupboard, covered radiator. Solid wood front door (not used).

Kitchen/Breakfast Room

Room A triple aspect room fitted with hand built kitchen units in light oak with granite work surfaces incorporating larder cupboard, built in washing machine and dishwasher, space for fridge freezer, space for range cooker inside inglenook style chimney breast with extractor fan. Dresser style unit with display cabinets, plate rack, drawers with cupboards under, wine bottle storage, tiled floor, space for table and chairs, stable door to rear garden. Door to the front of the property and door to:

Shower Room

Low flush w.c, Victorian style pedestal wash hand basin, fully tiled shower cubicle, cupboard housing wall mounted gas boiler, window to rear, tiled flooring, heated towel rail.

First Floor Landing

Window, beamed walls, storage cupboard, stairs to second floor.

Bedroom One

Double aspect, beamed walls, radiator.

Bedroom Two

Window to side, range of storage cupboards with hanging space, eaves storage cupboard, radiator.

Bathroom

Pedestal wash hand basin, low flush w.c, Victorian style bath with antique style taps and shower attachment, large under eaves storage, heated towel rail, beamed walls.

Second Floor/Bedroom Three

Restricted headroom, window to side aspect, beamed ceiling, radiator.

Gardens

Enclosed courtyard garden to the rear laid to herringbone brick paviours. There is a gated access to the rear and side and the whole is enclosed by panelled fencing. Pergola with climbing plants, raised flower borders with climbing roses, clematis and shrubs. The front of the property has an enclosed gated access.

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.