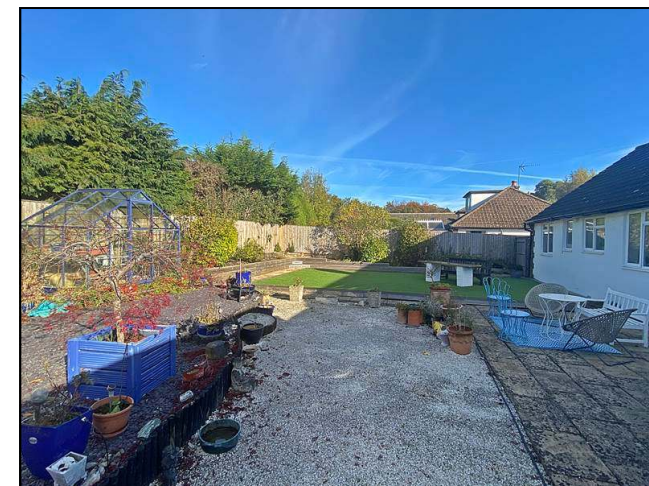




# 6 Cherry Rise, Chalfont St Giles Buckinghamshire HP8 4HL



**SPACIOUS DETACHED BUNGALOW: FOUR DOUBLE BEDROOMS  
EN SUITE SHOWER ROOM; FAMILY BATHROOM: FRONT ASPECT SITTING ROOM  
FITTED KITCHEN WITH GRANITE WORK TOPS AND MATCHING BREAKFAST BAR  
UTILITY ROOM: ATTACHED GARAGE: AMPLE PARKING: CARRIAGE DRIVEWAY  
PLANNING PERMISSION FOR REAR EXTENSION - CH/2014/1333/FA  
DELIGHTFUL REAR GARDEN WITH SUPERB SUMMERHOUSE/GARDEN OFFICE  
EPC RATING D**

A spacious detached bungalow that has been extended and remodelled over the years to provide flexible accommodation in a quiet residential cul de sac conveniently placed for the village centre. Further planning permission has been granted for a rear extension and details of this are available to view via Buckinghamshire Council's website quoting the reference **CH/2014/1333/FA**.

A bright and airy front aspect sitting room opens into a good size kitchen breakfast room with is fitted with a range of wall and base units above and below granite worktops with space for all the usual appliances including space for a 1000mm range style cooker.

There are four double bedrooms, including a master bedroom with fitted wardrobes and an en suite shower room, there is a family bathroom and a laundry room/utility room at the rear of the garage.

To the front of the property is a sweeping carriage driveway providing ample off road parking for a number of cars plus an attached single garage. The rear garden has been designed and landscaped for low maintenance with various paved and gravelled seating areas. There is an area of artificial lawn and a detached wooden summer house that may be suitable as a garden/home office.

Chalfont St. Giles village offers day to day shopping facilities plus a library, a doctor's surgery, post office and both primary and middle schools. The larger towns of Beaconsfield and Amersham are nearby and offer a more comprehensive range of facilities. For the commuter the M40 can be accessed at Denham (J1) whilst the metropolitan line rail service to London Baker Street is available at Chalfont & Latimer station, as is the Chiltern Line into London Marylebone.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

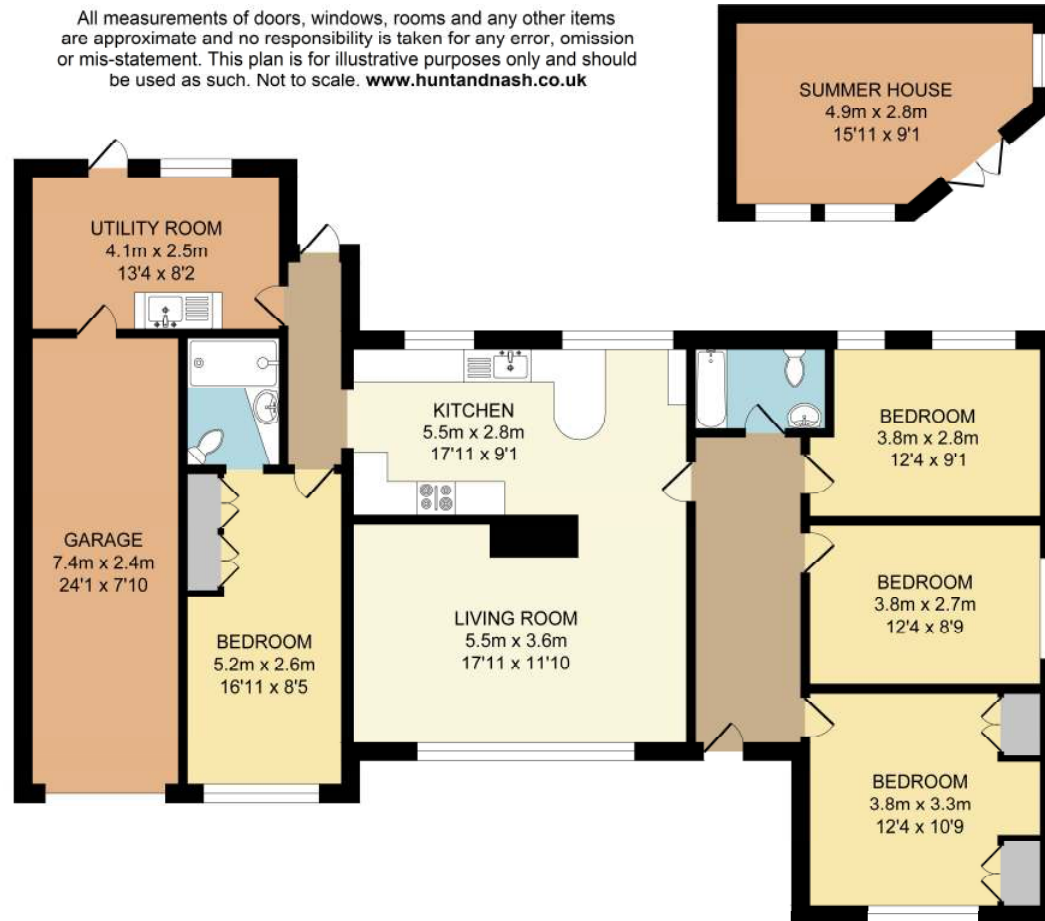
## **GUIDE PRICE . . . £825,000 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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