



NARCOT ROAD

Chalfont St. Giles HP8 4DD



BARTRAMS



# 13 NARCOT ROAD

Chalfont St Giles, HP8 4DD

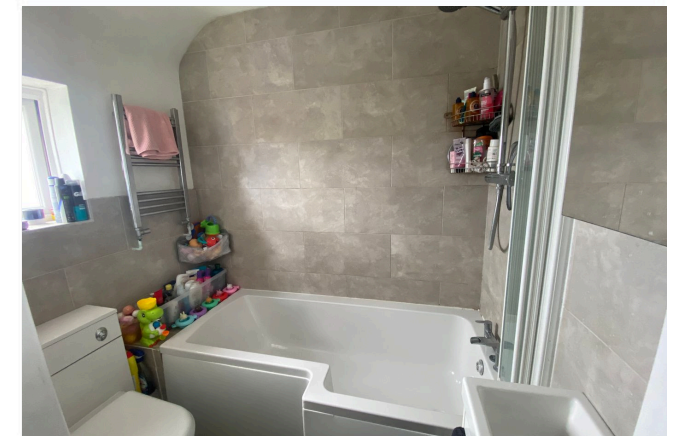
A well-proportioned three bedroom mid terraced family home with mature hedging to front and a gated entrance that is located within a residential cul-de-sac and situated within walking distance of the picturesque village High Street in Chalfont St. Giles village.

## Accommodation

Entrance hallway, downstairs cloakroom, living room with door to patio and garden, fully fitted kitchen / breakfast room with doors to garden. To the first floor there are 3 well proportioned bedrooms and family bathroom. Outside, to the front is a mature hedge with gravelled drive with off street parking and to the rear a lawned garden with featured summer house of approximately 60ft.

## Location

Located just 25 miles from London, Chalfont St Giles is a thriving and affluent village surrounded by sought-after neighbourhoods like Beaconsfield, Gerrards Cross, Seer Green, and Little Chalfont. Its charming High Street features a communal green, independent shops, and family-friendly pubs. The village enjoys excellent transport links, close to the M25 and M40 motorways, with easy access to Heathrow Airport and fast train connections to Central London from Chalfont & Latimer station, reaching Marylebone Station in approximately 28 minutes on the Chiltern Line. Residents can enjoy picturesque walks and green spaces, such as The River Chess walk through the beautiful Chiltern Hills, historic buildings, meadows, and nature reserves. The area also boasts exceptional educational facilities, with highly reputable schools catering to all ages in both the state and private sectors.







**Services:**

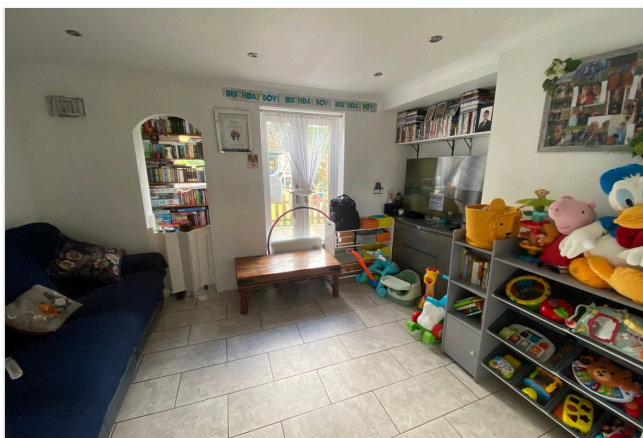
Gas central heating. Mains water, electricity and drains.  
Broadband and telephone subject to contract with supplier.

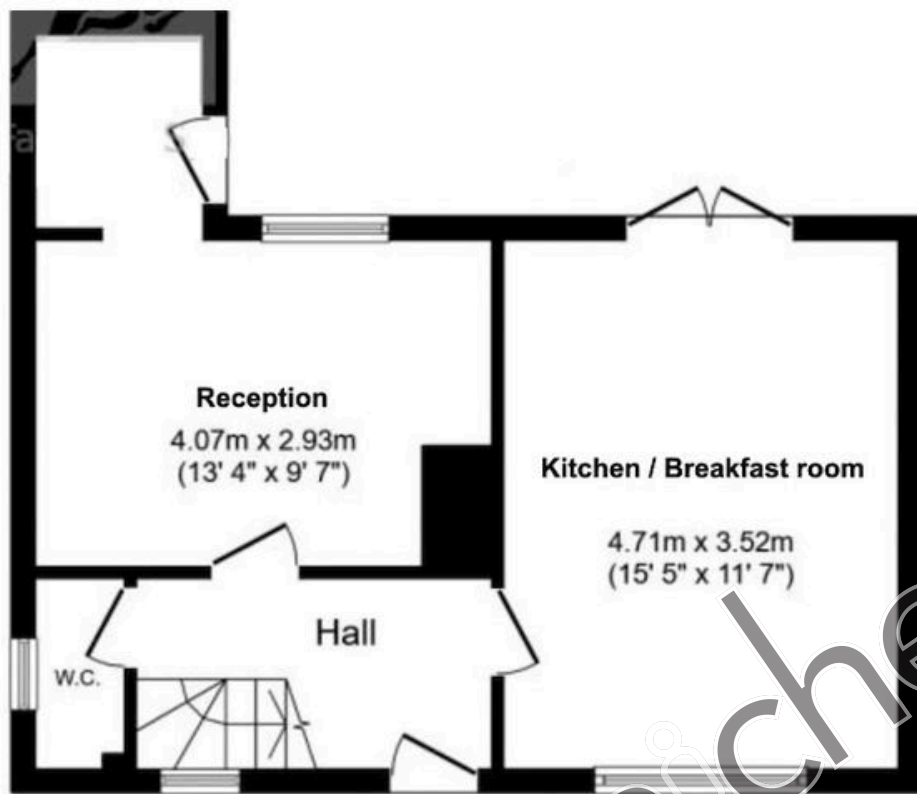
**Council Tax Band:** D

**EPC Rating:** C

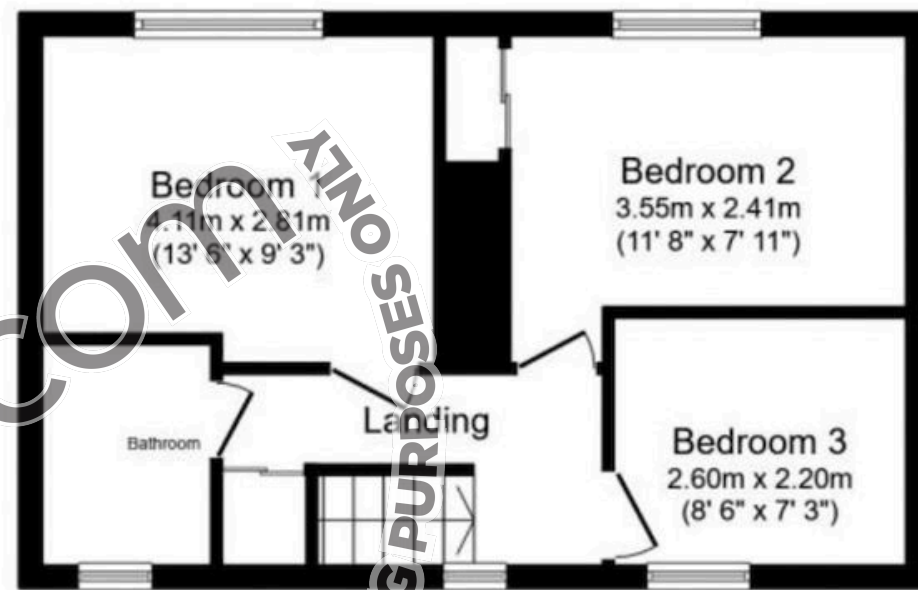
**Local Authority:**

Buckinghamshire Council





**Ground Floor**



**First Floor**

Total floor area 75.2 m<sup>2</sup> (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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