



## **SUBSTANTIAL PRIVATELY GATED DETACHED FAMILY HOUSE CLOSE TO LITTLE CHALFONT**

HAREWOOD ROAD  
CHALFONT ST. GILES, BUCKINGHAMSHIRE, HP8 4UA

Unfurnished, £9,000 pcm

Available from 31/05/2019





# **SUBSTANTIAL PRIVATELY GATED DETACHED FAMILY HOUSE CLOSE TO LITTLE CHALFONT TOWN CENTRE**

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CHALFONT ST. GILES,  
BUCKINGHAMSHIRE, HP8 4UA

**£9,000 pcm - Unfurnished**

- 5 Bedrooms • 6 Bathrooms • 5 Receptions
- Gated Driveway • Built in 2014 • Modern •
- Spacious • Attractive Garden • EPC Rating = B •
- Council Tax = H

## **Situation**

Chalfont St Giles is a highly sought after village centred around its picturesque village green and duck pond setting.

Within the village are a number of local shops for everyday needs as well as public houses and restaurants.

The area is renowned for its range of schools including Dr Challoners Boys Grammar School for boys in Amersham and Dr Challoners High School for girls in Little Chalfont.

Both Amersham and Little Chalfont (Chalfont & Latimer) have stations for the London commuter to Baker Street and Marylebone respectively.

## **Energy Performance**

A copy of the full Energy Performance Certificate is available on request.

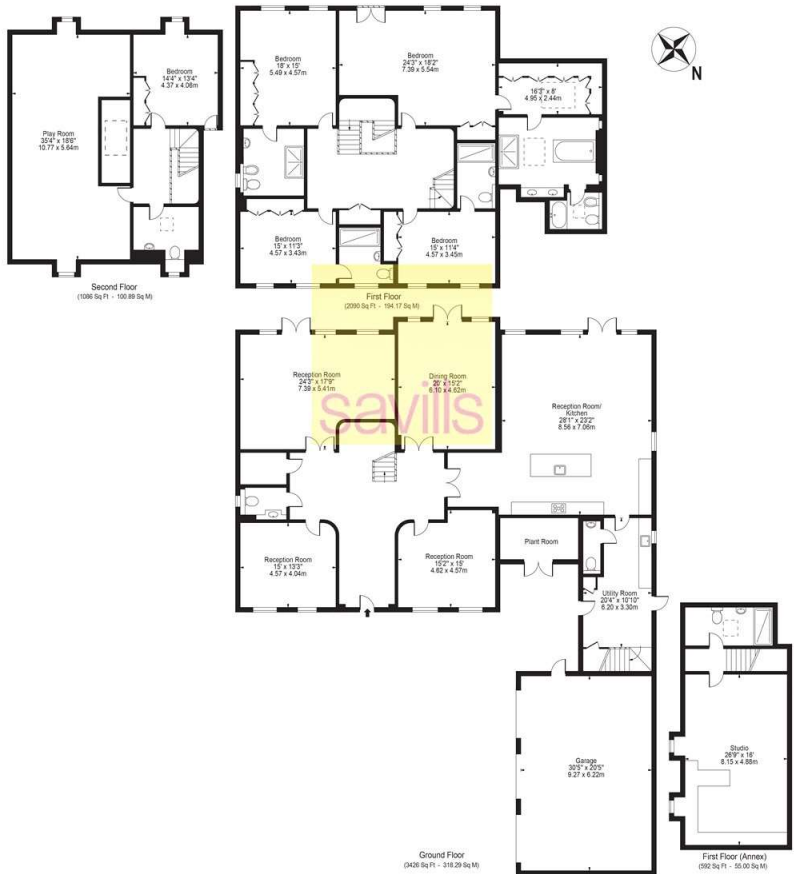
## **Viewing**

Strictly by appointment with Savills.



# Harewood Road, HP8

Approx. Total Internal Area 7194 Sq Ft - 668.34 Sq M  
(Including Garage & Plant Room)  
Approx. Gross Internal Area Of Garage 621 Sq Ft - 57.66 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Description

Accommodation Comprises Of:

Ground Floor:

Kitchen/Breakfast/Family Area  
Dining Room  
Family Room  
Living Room  
Reception Room  
Utility Room  
Cloakroom  
Studio above garage with shower room

First Floor:

Double Bedroom with walk in dressing room and En-Suite  
Double Bedroom with built in wardrobes and En-Suite  
Double Bedroom with built in wardrobes and En-Suite  
Double Bedroom with built in wardrobes and En-Suite

Second Floor:

Double Bedroom with built in wardrobes  
Shower Room  
Play Room

Outside:

Triple Garage  
Driveway Parking  
Garden

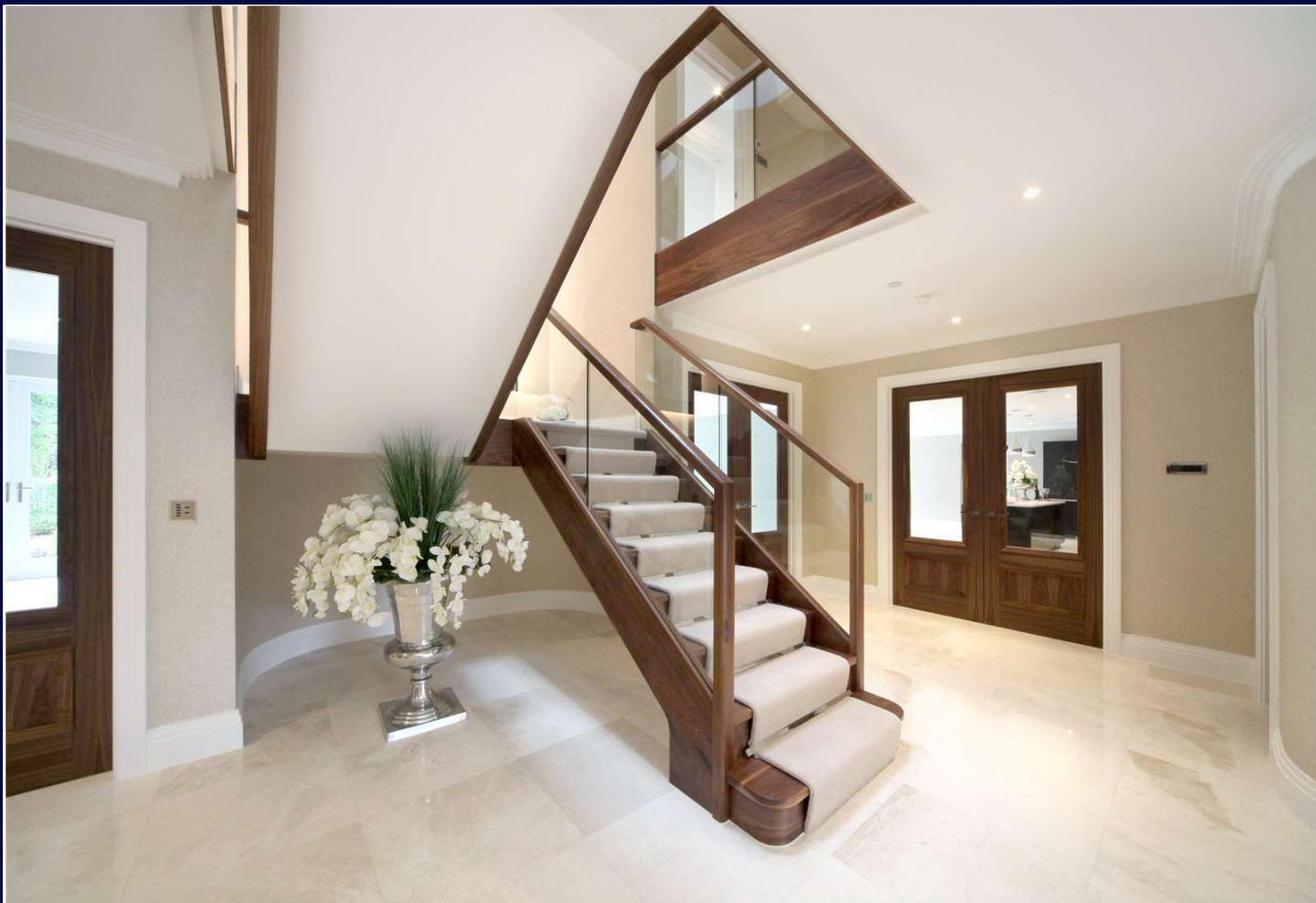
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(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	

## FLOORPLANS

Gross internal area: 7194 sq ft





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.**

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

## Beaconsfield Lettings

Jodie Simpson

[jodie.simpson@savills.com](mailto:jodie.simpson@savills.com)

**+44 (0) 1494 731 961**

**savills.co.uk**