



KINGS ROAD, CHALFONT ST. GILES

COLMAN
&CO



35, KINGS ROAD CHALFONT ST. GILES HP8 4HP

An established house extended and remodelled in a modern and contemporary style with a long West facing garden.

STYLISHLY EXTENDED & REMODELLED HOME
DEEP WEST FACING GARDEN
5 BEDROOMS & 3 BATHROOMS
BEAUTIFULLY MODERNISED
CLOSE TO OPEN COUNTRYSIDE
HALF MILE FROM VILLAGE CENTRE
CONVENIENT FOR LOCAL SCHOOLS
EPC = E

THE PROPERTY

A stylishly modernised and remodelled family home with a deep West facing garden and large outdoor entertaining areas. Set on a wide plot, the property has a double garage and extensive driveway with parking for at least half a dozen vehicles. Located close to open countryside the property is about half a mile from the Village centre and convenient for local schools.

ACCOMMODATION

The spacious Entrance Hall has a meter cupboard, wood flooring and door to the Cloakroom with a low level WC, hand basin and tiling. USB points are located in various locations. To the front is the Study with a bay window, coats cupboard and wood floor. Sitting Room with a feature SMEG Retro electric fire, bay window, wood flooring throughout, Kitchen - Breakfast - Dining Room. Superbly fitted with a stylish range of modern units including floor and wall cupboards, drawers and granite worktops.

Island breakfast unit with pop up power points and wine chiller beneath. A full range of appliances by recognised manufacturers. Integrated dishwasher, double oven, microwave, induction hob, extractor, large integrated fridge and separate integrated freezer. In the Dining Area there is a large Romotop multi-fuel burner. contemporary display unit with concealed lighting shelves and drawers. Bi-fold doors to the terrace and garden. Utility Room with worktop, sink, drawer, plumbing for washing machine and space for tumble dryer.

On the first floor. Landing with cupboard containing large hot water tank. Bedroom 1 with access to the Dressing Room with built in wardrobe cupboards. En Suite bathroom with, large oval shaped bath and hand shower, low level WC, hand basin, tiled walls and floor, underfloor heating. Bedrooms 3 and 4 both enjoy views of the rear garden. Bedroom 5 has views of the front garden.

Family Shower Room wide glazed fronted shower, vanity unit, low level WC, tiled wall and floor, alcoves, underfloor heating, ceiling light tunnel. Stairs to second floor. Landing, eaves store cupboard. Bedroom 2 with wood flooring, 4 Velux style windows Wardrobe cupboard. En Suite shower with cubicle, low level WC, hand basin, tiled wall and floor.

OUTSIDE

There is a wide frontage and gravel in and out driveway which provides ample parking for at least 6 vehicles. Double Garage. Bordered by low walling there are paved Indian Sandstone steps with handrails to an upper terrace and gated side access to the rear garden. Approached by a full width and deep Indian Sandstone paved terrace with large seating and dining areas with surrounding bench seating, retaining walls and external lighting. Steps up to the garden with a large area of lawn with shed and greenhouse beyond. Backing to the West the garden is well enclosed by fencing and hedging.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
BUCKINGHAMSHIRE HP8 4QF

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Approximate Gross Internal Area
Ground Floor = 76.3 sq m / 821 sq ft
First Floor = 69.7 sq m / 750 sq ft
Second Floor = 25.6 sq m / 275 sq ft
Total = 171.6 sq m / 1,846 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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