



DEANWAY, CHALFONT ST. GILES

COLMAN
&CO



BIERTON HOUSE

30b DEANWAY

CHALFONT ST. GILES HP8 4JL

An amazing family house with in excess of 4000 square feet of space, arranged over four floors.

BUILT JUST THREE YEARS AGO

NHBC WARRANTY

IMPRESSIVE FAMILY HOUSE OVER 4000 SQUARE FEET

VERSATILE ACCOMMODATION OVER FOUR FLOORS

HIGH SPECIFICATION

SUPERB LIVING-KITCHEN-DINING AREA

FAMILY ENTERTAINING ROOM WITH WOW FACTOR

5 OR 6 BEDROOMS & 4 BATHROOMS

EPC = B

THE PROPERTY

A deceptively large family home with impressive versatile accommodation over four floors. Lower ground floor rooms provide a huge Entertaining Area, Bedroom or Home Office and Bathroom suite with access to the garden and garage.

ACCOMMODATION

Ground Floor: Reception Hall coats cupboard, wood floor.

Cloakroom low level WC, vanity basin, tiled walls and floor.

Sitting Room with bay window, wood floor, concealed lighting.

Kitchen - Dining Room - Family Room superb, well-equipped kitchen with extensive range of cupboards and drawers, island breakfast unit, microwave, two ovens, coffee machine, fridge, freezer, gas hob, extractor, dishwasher, concealed lighting, lantern skylight, two sets of bi-fold doors to terraces and garden.

Utility Room plumbing for washing machine, sink unit, gas fired central heating boiler.

Lower Ground Floor: Cupboard containing pressurised water tank, water softener. Storage cupboard. Store Room with doors to plant room. Bedroom 6/Home Office with double doors to light well.

En Suite Jack & Jill shower room with wide shower cubicle, vanity basin, low level WC, tiled walls and floor.

Games - TV Room with concealed lighting, wood flooring, island bar unit with sink, fridge, dishwasher, bi-fold double doors to terrace.

First Floor: Landing, large linen cupboard.

Bedroom 1 with Dressing Room with fitted wardrobes, drawers and shelves.

En Suite bathroom with bath, shower handset, twin vanity unit, low level WC, shower cubicle, tiled walls and floor.

Bedroom 2 with bay window, fitted wardrobes and En Suite Jack & Jill Bathroom with bath, shower cubicle, vanity basin, WC, tiled walls and floor.

Bedroom 5

Second Floor: Landing with eaves cupboard.

Bedroom 3

Bedroom 4.

Bathroom with bath, shower above, vanity basin, low level WC, tiled walls and floor.

OUTSIDE

The tiered rear gardens are on four levels enclosed by fencing and hedging.

From the Kitchen - Dining Room - Family Room, there is a wide sheltered terrace with stairs to a lower ground floor terrace and steps up to two further areas, all securely enclosed with wrought iron fencing and handrails.

To the front, there is a driveway serving the garage and parking for two cars.

Stairs lead to an Upper Terrace. A side gate provides secure access to the rear.

Chalfont St Giles is a picturesque village with a good range of amenities required for day-to-day living.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band: G

Services
Mains water, gas and electricity.

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