



MILTON FIELDS, CHALFONT ST. GILES

COLMAN
& CO



5 MILTON FIELDS CHALFONT ST. GILES HP8 4ER

Tucked away in a quiet position within walking distance of the village centre.

LARGE SITTING ROOM AND SPACIOUS DINING ROOM
STUDY/BEDROOM 3
BEAUTIFULLY PRESENTED
DOUBLE GARAGE
MANAGEABLE GARDEN
CLOSE TO VILLAGE CENTRE
QUIET LOCATION
EPC = D

THE PROPERTY

A semi-detached cottage situated in a quiet, unmade road within walking distance of the village.

The property offers surprisingly spacious accommodation with a 24ft long Sitting Room and a large Dining Room. The property also benefits from a Double Garage situated to the rear with a door from the Garden.

ACCOMMODATION

Side entrance with a door leading to the hall and Shower Room with wide shower cubicle, hand basin, low level WC, tiled walls and floor.

Dining Room is of good size with open access to the well fitted Kitchen with a range of painted units, floor and wall cupboards, hardwood and granite work surfaces. There is a double oven, ceramic hob with extractor above, plumbing and space for washing machine and tumble dryer, built in dishwasher, space for fridge freezer.

Sitting Room with fireplace and gas fire, oak floor, fitted bookcase and two pairs of doors to the garden.

Bedroom 3/Study with a range of fitted shelves.

On the first floor

Landing with linen cupboard and a sliding door to a large Eaves Storage Room with wall mounted gas fired boiler for central heating and hot water.

Bedroom 1 with an excellent range of fitted wardrobe cupboards, and access to loft space.

En Suite Bathroom with bath and shower, low level WC, vanity basin.

Bedroom 2 with a built in wardrobe cupboard and fitted bookshelves.

OUTSIDE

There is a driveway at the front of the property and a garden area with retaining walls and shrubs. The rear garden is on three flat levels for ease of maintenance. There is an area of patio with a raised

ornamental pond with waterfall feature. Adjoining steps lead up to a level gravelled area bordered by shrubs. Further steps lead to another terrace and pergola. The Double Garage is at the bottom of the garden with a door for access.

Chalfont St Giles is a picturesque village with all the amenities required for day-to-day living.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont. Chalfont Community College is in nearby Chalfont St Peter.

For the commuter there are Mainline Stations in Gerrards Cross and Chalfont & Latimer. Fast and frequent services are available to London Marylebone and Baker Street on the Chiltern and Metropolitan lines.

Junction 2 of the M40 Motorway is within driving distance connecting to Junction 16 of the M25 Motorway.



GENERAL

Local Authority
Buckinghamshire Council
Council Tax Band E

Services

Mains water, gas and electricity.

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3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
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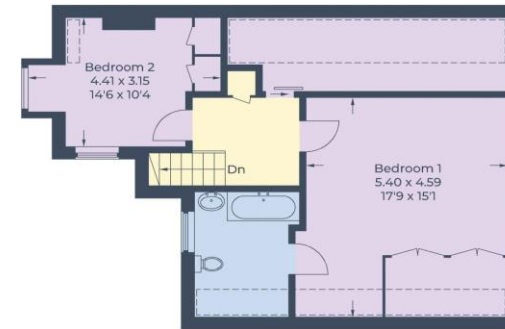
Approximate Gross Internal Area
Ground Floor = 80.9 sq m / 871 sq ft
First Floor = 63.5 sq m / 683 sq ft
Garage = 31.3 sq m / 337 sq ft
Total = 175.7 sq m / 1891 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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