



MILTON FIELDS, CHALFONT ST. GILES

COLMAN
&CO



29, MILTON FIELDS CHALFONT ST. GILES HP8 4ES

**A stylish, extended and remodelled
family home in a quiet cul-de-sac.**

EXTENDED DETACHED FAMILY HOUSE
SHORT WALK TO VILLAGE AMENITIES
SPACIOUS KITCHEN / BREAKFAST / LIVING AREA
FOUR BEDROOMS & TWO BATHROOMS
LARGE TERRACE AND PRIVATE REAR GARDEN
MODERNISED THROUGHOUT
PARKING FOR SEVERAL CARS
EPC = C

THE PROPERTY

Within walking distance of the village centre, this modernised detached house offers light, open-plan living spaces with a large kitchen and breakfast area, a comfortable sitting room, and four bedrooms with two bathrooms.

ACCOMMODATION

Entrance to a spacious Hall with LVT herringbone flooring.

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

Reception Room with brick fireplace surround and wood-burning stove.

Double doors from the Hall lead through to the Kitchen / Breakfast / Living Area – a superb open space fitted with a large island unit and breakfast bar with integrated dishwasher, sink and fitted cupboards. LVT herringbone flooring. Quartz worktops.

The Kitchen with Bosch induction hob and two ovens, fitted cupboards, integrated fridge/freezer. The Living Area has fitted storage and full-width sliding doors opening onto the terrace.

Double doors lead to the Family Room. From the Kitchen, a sliding door opens to a Utility Room with fitted cupboards, sink, space for washing machine and tumble dryer, and a door to the side of the house.

On the First Floor:
Bedroom 1 overlooking the garden with two fitted wardrobes and an En Suite Shower Room comprising a shower cubicle, vanity basin and low level WC.

Bedroom 2 with garden aspect.

Bedrooms 3 and 4 with front aspect.

Family Bathroom with enclosed bath, tiled walls & floor, shower cubicle, low level WC,

OUTSIDE

Garage with light and power, wall mounted gas fired central heating boiler

The front garden is enclosed by hedging and a decorative fence, with a small lawn and gravel driveway providing parking for several cars. The rear garden is approached from the paved terrace — ideal for outdoor dining — with steps leading down to a gently sloping lawn bordered by mature hedging and fencing. Offering excellent privacy, a mature magnolia tree provides shade and character.

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.

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.



GENERAL

Local Authority
Chiltern District Council

Services

Mains water, gas and electricity.

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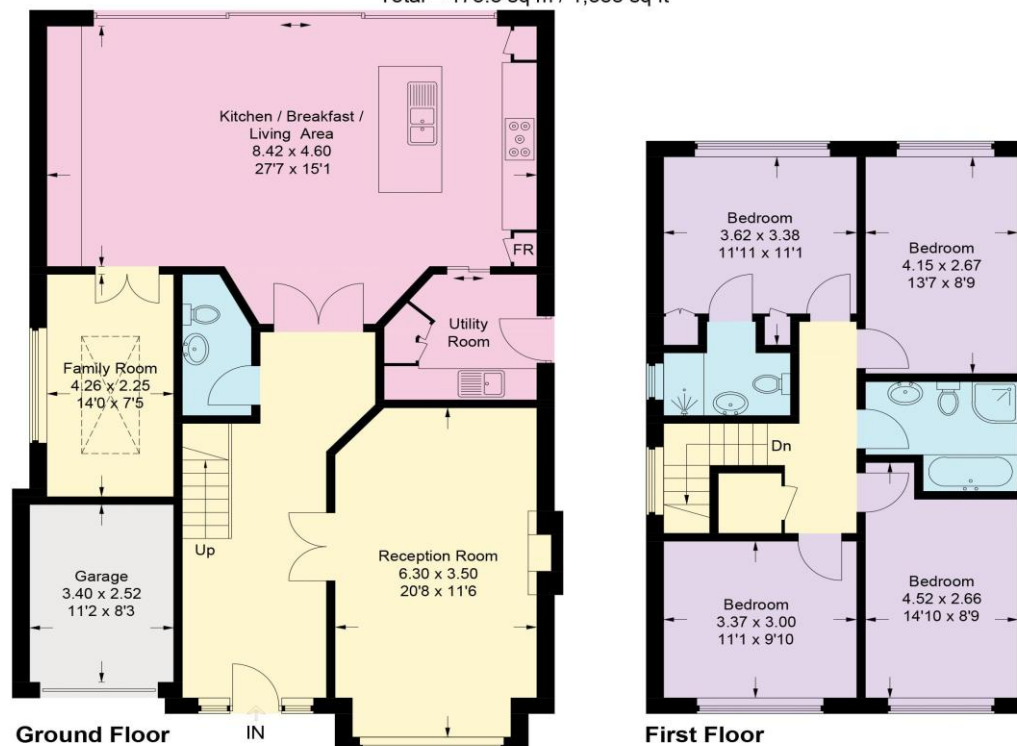


3 THE GREEN, HIGH STREET
CHALFONT ST. GILES
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Approximate Gross Internal Area
Ground Floor = 103.4 sq m / 1,113 sq ft
First Floor = 63.6 sq m / 684 sq ft
Garage = 8.5 sq m / 91 sq ft
Total = 175.5 sq m / 1,888 sq ft



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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