



High Firs, 55 Milton Fields,
Chalfont St. Giles, Buckinghamshire HP8 4EP

Peter Scott 
ESTATE AGENTS

High Firs is a detached four bedroom family home conveniently located within walking distance to Chalfont St Giles village centre and schools. This home comes to the market for the first time in over 50 years and has no onward chain. The property has been well maintained over the years and offers a spacious 1,984sq ft of accommodation (including the garage).

On the ground floor the accommodation comprises two reception rooms, kitchen, utility room, conservatory and a cloakroom w.c. On the first floor there is a master bedroom suite comprising bedroom, dressing room and ensuite bathroom. There are three further bedrooms, all with village views and family bathroom. There is both a front and rear garden, garage and driveway parking.

Tenure: Freehold

Council tax band: G

EPC rating: D

Detached four bedroom family home

Two reception rooms plus a conservatory

Kitchen with integrated appliances and separate utility room

Master bedroom suite with dressing room and ensuite bathroom

Level 90ft private rear garden

Garage with driveway parking

No onward chain

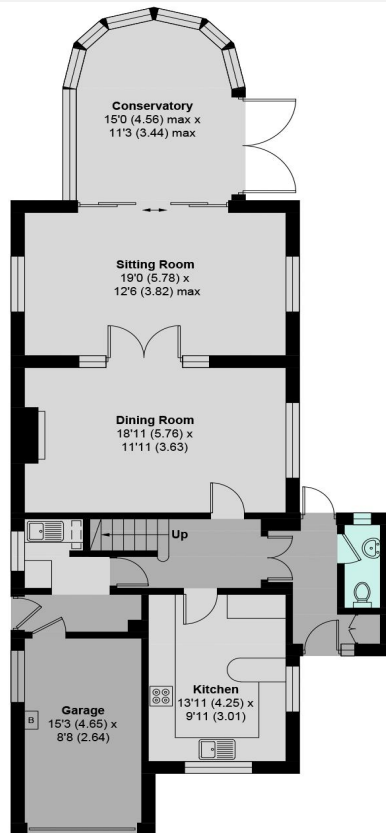
Walking distance to village centre and schools

In catchment for local grammar schools

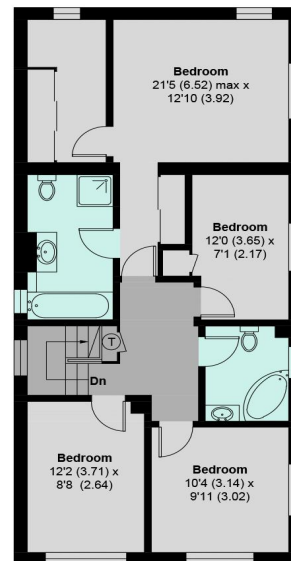
Close to good transport links and countryside walks.

High Firs is located at the end of Milton Fields and within walking distance to Chalfont St Giles village centre, schools and amenities. The village centre has a good range of shops including a butchers, fruit and veg shop, bakers, supermarket as well as a post office, dentist, doctors, hairdressers, vets, ladies clothes shop and beauty salons. The village also has tennis courts, cricket, bowling and football grounds as well as countryside walks along the South Bucks Way and Chiltern Way. For commuters Little Chalfont Station is approximately 2.6 miles by car. There is easy access to both the M25 and M40 with Heathrow airport approximately a 25 minute drive away.





GROUND FLOOR



FIRST FLOOR

Approximate Area - 1984 sq ft / 184.3 sq m (Including Garage)

This plan is for guidance only and not drawn to scale. Windows and door location are approximate. Whilst every care is taken in preparation of this plan please check all dimensions, shapes and compass bearings before making any decisions reliant on them.

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