



6, Highfield,  
Chalfont St. Giles, Buckinghamshire HP8 4HA

Peter Scott   
ESTATE AGENTS

A detached three bedroom home quietly located at the end of sought after Highfield cul-de sac in Chalfont St Giles. This well designed home offers two reception rooms, spacious kitchen/breakfast room, utility room, conservatory, cloakroom and ground floor double bedroom with ensuite bathroom. On the first floor there are two further double bedrooms and large family bathroom. There is a double garage with workshop and parking for several cars. The kitchen/breakfast room has a comprehensive range of kitchen cabinets with granite worktop. To the front of the property there is a double garage with a large workshop adjoining. There is a tarmac drive providing parking for several cars, mature shrubs and borders plus an additional parking space. The 110 ft rear garden has a block paved private patio with gated access to the side. Tenure: Freehold Council Tax Band: G EPC Rating: C

Quietly tucked away in sought after cul de sac

Ideal for downsizer or family buyer

Ground floor double bedroom suite

Living, dining room and conservatory

Spacious reception hall with study area

Kitchen/breakfast room with adjoining utility room

Two double first floor bedrooms and bathroom

110 ft rear garden backing onto fields

Detached garage with adjoining workshop

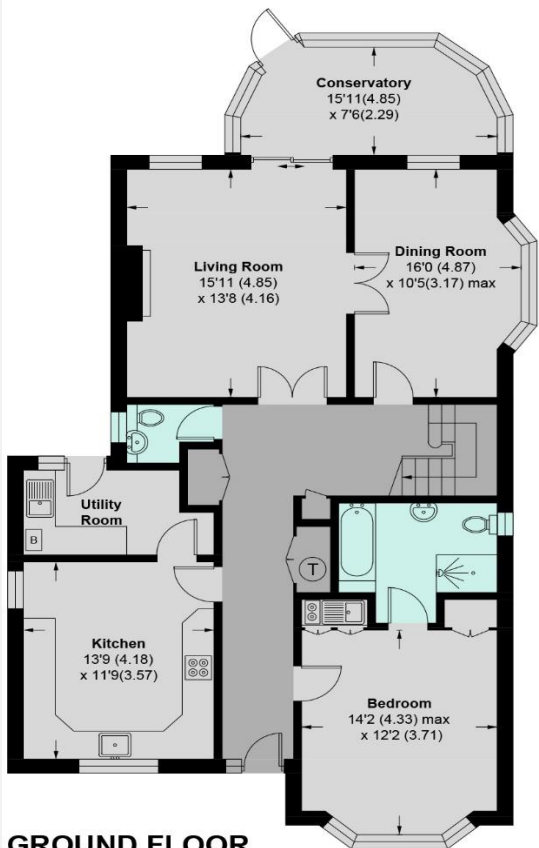
Close walking distance to open countryside

Highfield is located on the eastern side of Chalfont St Giles. The railway station at Chalfont and Latimer is only a ten minute drive away. Open countryside and woodland is within a short walk offering keen cyclists and walkers miles of Chiltern landscape to explore.

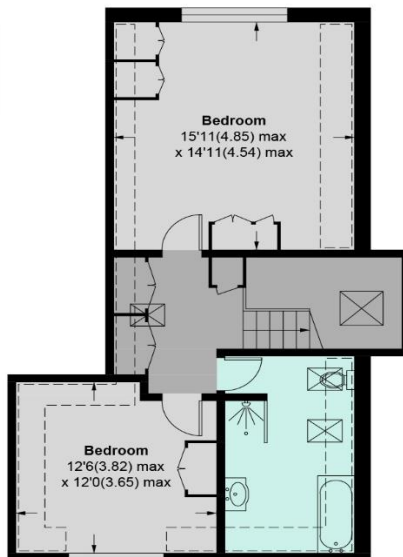
High Field is literally a few minutes walk away from some of the best of Bucks countryside. The village centre (15 minute walk) with the village green and duck pond, provides all of your day to day needs. Chalfont St Giles has a thriving community with a wide range of clubs and society's for children and adults



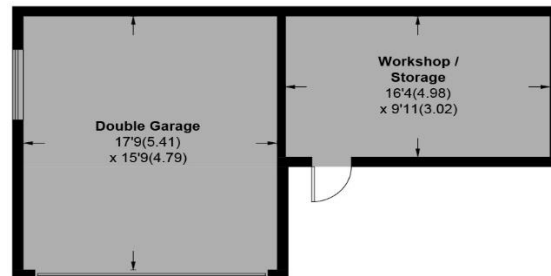




**GROUND FLOOR**



**FIRST FLOOR**



(Not Shown In Actual  
Location / Orientation)

Approximate Area - 1,912 sq ft / 177.6 sq m

Garage - 446 sq ft / 41.4 sq m

Total - 2,358 sq ft / 219.0 sq m

This plan is for guidance only and not draw 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.

CJ Property Marketing Ltd

Peterscottproperty.co.uk

01494 870 633

**Peter Scott**