



44, Kings Road,  
Chalfont St. Giles, Buckinghamshire HP8 4HP

Peter Scott   
ESTATE AGENTS

Mara Lea is a well proportioned four bedroom property located in Kings Road, Chalfont St Giles. This charming home has on the ground floor an open plan kitchen and dining room, sitting room, home office, conservatory and shower wet room. On the first floor there are four bedrooms with one ensuite and a family bathroom. The property sits on a plot of around 0.25 of an acre and backs onto open fields. There is parking for numerous cars to the front and the rear garden is approximately 150ft long. This property is offered with no onward chain

Tenure: Freehold Council Tax Band: E EPC rating: C

Well Located Family Home

Four Spacious Bedrooms

Ensuite Bathroom, Family Bathroom and Ground Floor Shower Room

Open Plan Kitchen/Dining Room with Adjoining Conservatory

All Kitchen Appliances Included

Sitting Room with Log Burner

Home Office

150ft Rear Garden backing onto Fields

Off Road Parking For Several Cars

No Onward Chain

This home is located in Kings Road on the eastern side of Chalfont St Giles. Open countryside and woodland is within a short walk offering keen cyclists and walkers miles of Chiltern landscape to explore.

The village centre (15 minute walk) with the village green and duck pond, provides all your day to day needs.

The property is also currently in the catchment area for the highly regarded Dr Challoner's Grammar School for boys Dr Challoner's High School for girls. For school catchment areas and before deciding to purchase this home, please contact Buckinghamshire County Council.

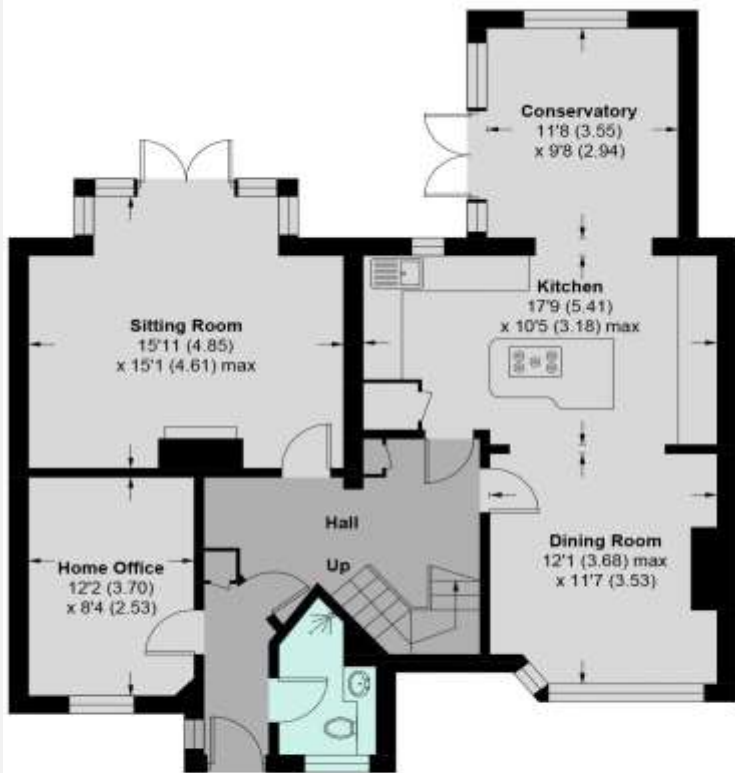




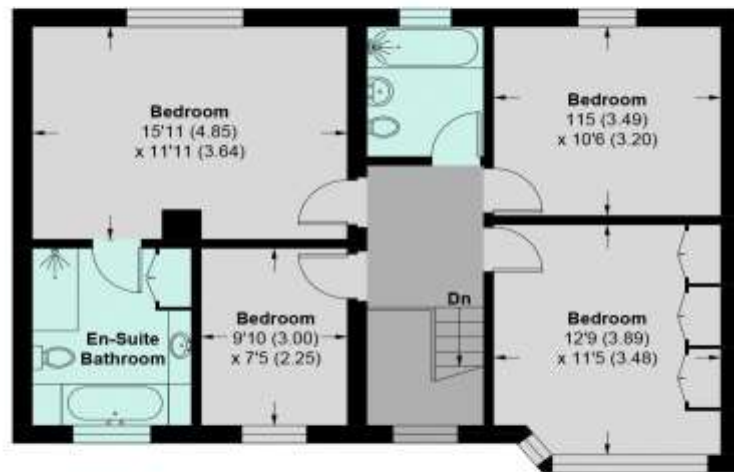








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area - 1,799 sq ft / 167.1 sq m

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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