

ALLDAY
& MILLER



The Lagger, Chalfont St. Giles, HP8 4DG
£700,000

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£700,000

- Detached Bungalow
- Detached Double Garage
- No Chain
- Easy Reach Of St Giles High Street
- Unique Opportunity
- Secluded and Wide Plot
- Great Extension Possibilities
- Private Driveway
- Great Schools Close By
- Two Bathrooms

Description

The spacious home comprises of three well proportioned bedrooms, including a master suite complete with an ensuite bathroom, a fitted kitchen breakfast room, the inviting reception room seamlessly flows into the dining area, creating a wonderful environment for entertaining family and friends.

Rising to the first floor features an additional loft room that has been used as a bedroom

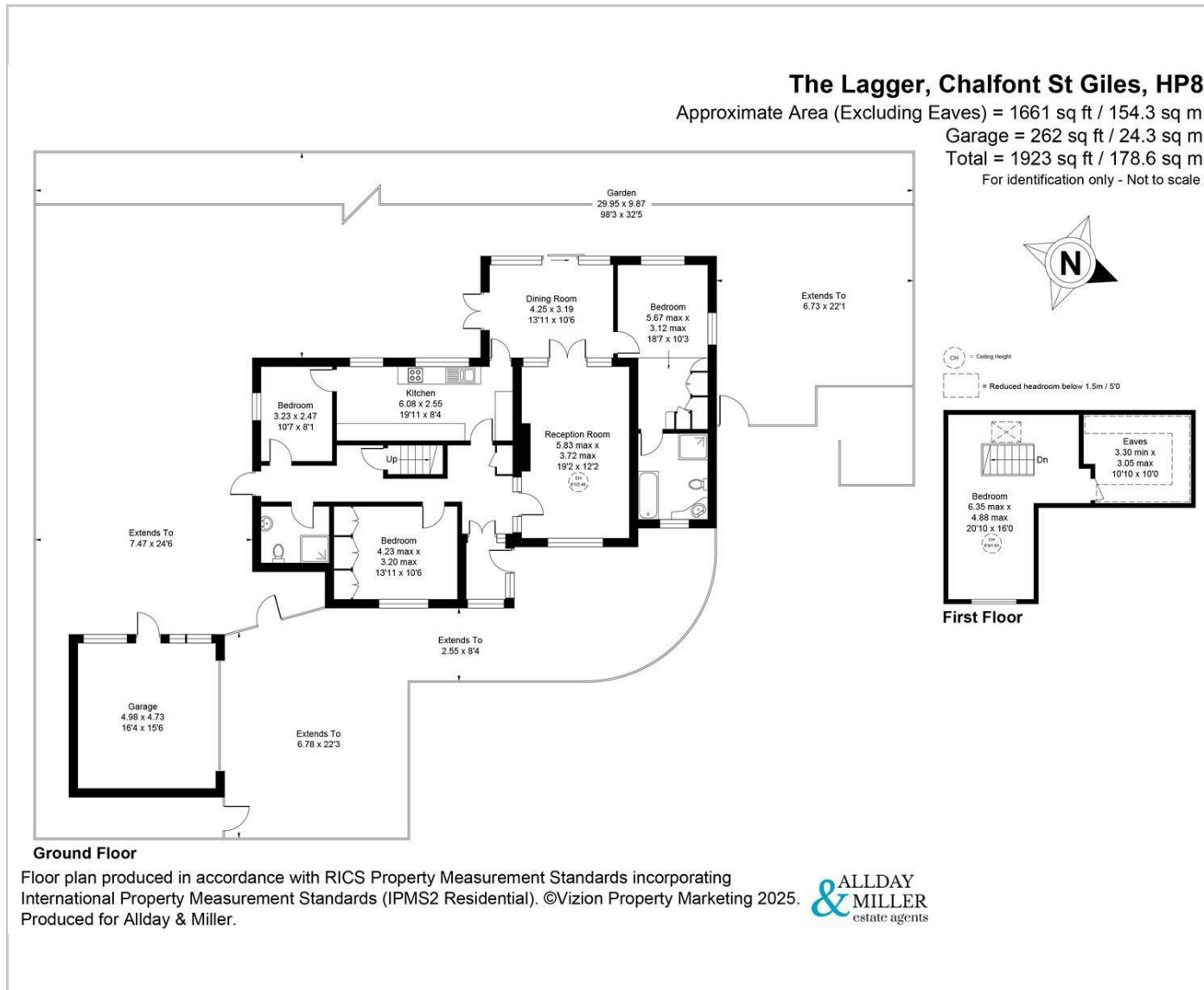
Outside, the property boasts a front drive with convenient parking. The beautiful private garden, predominantly laid to lawn, offers the perfect space for outside dining and entertainment.

Situation

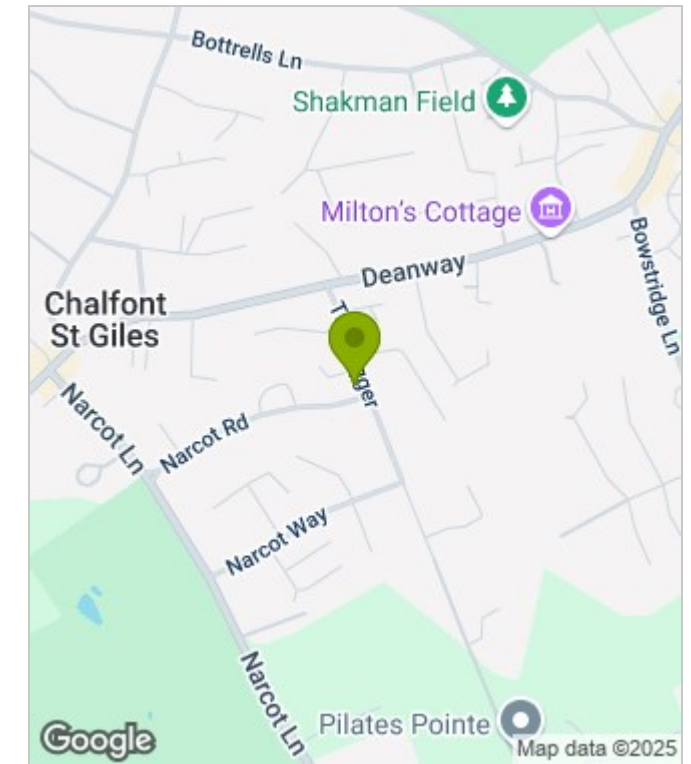
The Lager situated in Chalfont offering the rare charm of semi-rural living with quick access to London and Heathrow via M25/M40 motorway links. The area is served by a number of highly regarded schools including Challinors school for girl's in Little Chalfont & Dr Challinors school for boys in Amersham . Within easy reach, you'll find local supermarkets (Tesco, Waitrose, M&S), plus boutique shops, cafés, and restaurants in Chalfont and Amersham. For the commuters London underground and Chiltern services, Chalfont & Latimer Station on Metropolitan/Chiltern lines adds flexibility.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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