



Grayburn Close, Chalfont St. Giles



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This excellent detached house has been extended and refurbished to create a superb family home. Featuring a 30 ft. open plan kitchen/family room, four bedrooms, and two luxury bathrooms, this property offers both style and comfort. The private, south-facing landscaped rear garden, garage, and off-road parking for up to four cars further enhance its appeal.

Nestled in a quiet cul-de-sac, this well-appointed detached house is just a short walk from the charming village of Chalfont St Giles and local schools. Over recent years, it has been extended and totally refurbished to create a superb family home. The heart of the home is the impressive open-plan kitchen/family room. This space, measuring 30 feet, includes bespoke fitted units by Kitchen Art, Silestone worktops with a central island, and built-in appliances such as two Neff ovens with warming drawers, an induction hob, and a Quooker boiling water tap. Bi-fold doors open from the kitchen and the adjoining family/TV area onto the terrace and garden. The ground floor also includes a sitting room with a contemporary AGA log burner, a large utility room with potential use as a studio or treatment room, a study, and a cloakroom. Tiled floors and part underfloor heating ensure the space is family-friendly and easy to maintain.

On the first floor, there are three double bedrooms and a generous single bedroom. The master bedroom features fitted wardrobes and a fully tiled en suite bathroom with a large walk-in Matki shower. The family bathroom, also fully tiled with Porcelanosa tiles, includes a large walk-in Matki shower, a separate bath, and a wash hand basin.





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The rear garden, with its southerly aspect, has been beautifully landscaped with a stone-paved terrace, seating areas, bin storage, and a barbecue area. Central to the garden is a well-kept lawn surrounded by a variety of trees and shrubs. A large garden shed and log store provide additional storage. At the front of the property, the driveway offers parking for up to four cars and access to the integral garage.

Chalfont St Giles is a picturesque village offering day-to-day shopping facilities, a library, a doctors' surgery, and a post office. The village also boasts infant and junior schools. The larger towns of Beaconsfield and Amersham are a short drive away, providing a more comprehensive range of facilities. For commuters, the national motorway network can be accessed at Denham (M40, J1), facilitating convenient travel to London, Heathrow, and the M25. Rail services to London Baker Street are available from Chalfont & Latimer station, as well as Chiltern Line services to London Marylebone. The area is renowned for its excellent grammar schools, including Dr Challoner's Grammar School for Boys and Dr Challoner's High School for Girls.

This property offers a unique blend of modern living, convenience, and access to outstanding educational facilities, making it an ideal family home.

FREEHOLD

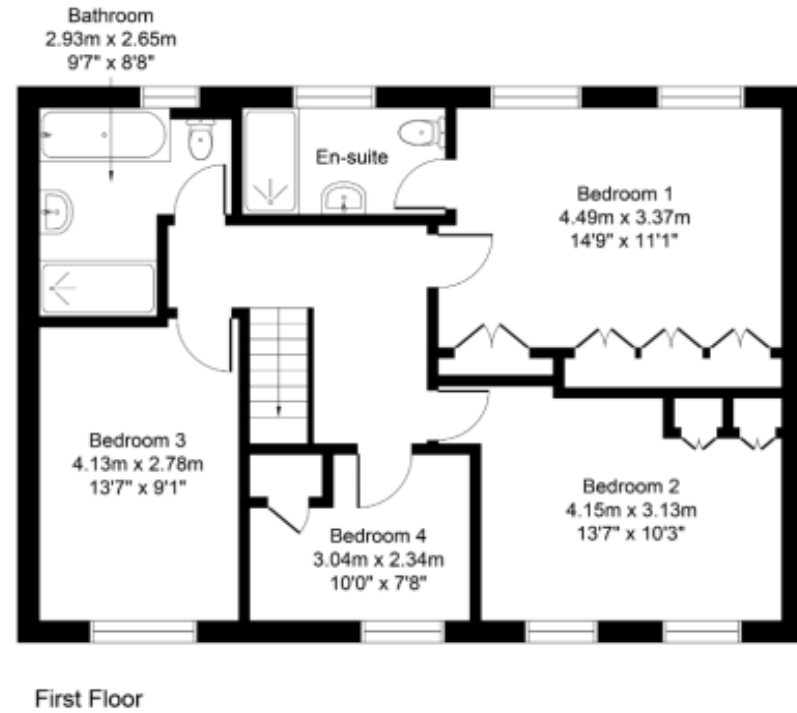
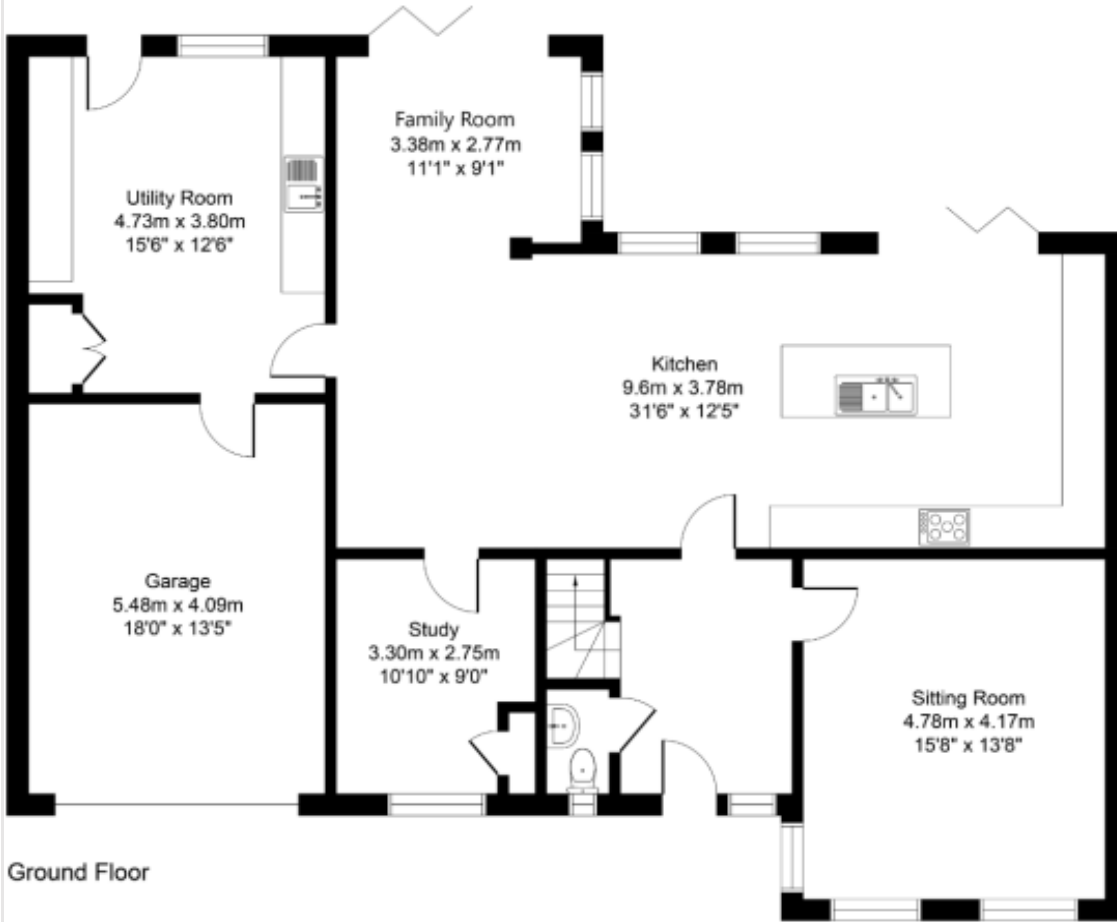
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EPC C



12 Grayburn Close

Total approx. floor area 2302 sq.ft / 214 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





For an appointment to view this property, please contact Ashington Page on **01494 680 018**
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