









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



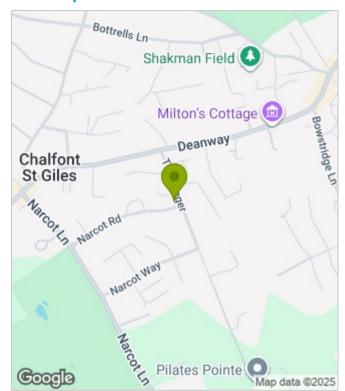




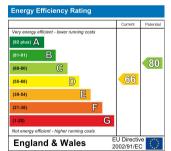
Floor Plans

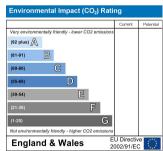
The Lagger, Chalfont St Giles, HP8 Approximate Area (Excluding Eaves) = 1661 sq ft / 154.3 sq m Garage = 262 sq ft / 24.3 sq m Total = 1923 sq ft / 178.6 sq m For identification only - Not to scale 29.95 x 9.87 98'3 x 32'5 Dining Room 4.25 x 3.19 13'11 x 10'6 = Reduced headroom below 1.5m / 5'0 Bedroom 3.23 x 2.47 6.08 x 2.55 Eaves 3.30 min x 5.83 max x 3.72 max 19'2 x 12'2 3.05 max 10'10 x 10'0 4.88 max 20'10 x 16'0 Extends To 7.47 x 24'6 First Floor Extends To 2.55 x 8'4 Garage 4.98 x 4.73 16'4 x 15'6 Extends To 6.78 x 22'3 **Ground Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

Area Map



Energy Performance Graph





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