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& MILLER

Sycamore Close, Chalfont St. Giles, HP8 4LF  
£750,000

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**£750,000**

- Three/Four Bedrooms
- Good Condition Throughout
- Quiet Residential Cul De Sac
- Walking Distance to the Village
- 1514 sq ft
- No Chain
- Driveway Parking
- South Facing Garden
- Two Bathrooms
- Garage

## Description

This deceptively spacious and versatile home offers well-proportioned accommodation arranged over two floors.

The ground floor comprises two generous bedrooms, a well-appointed family bathroom, a separate study, a fitted kitchen, and a spacious reception/dining room, a bright and inviting sun room overlooks the garden and offers an additional reception area with plenty of natural light.

To the first floor, the property benefits from a useful loft room together with a second bathroom.

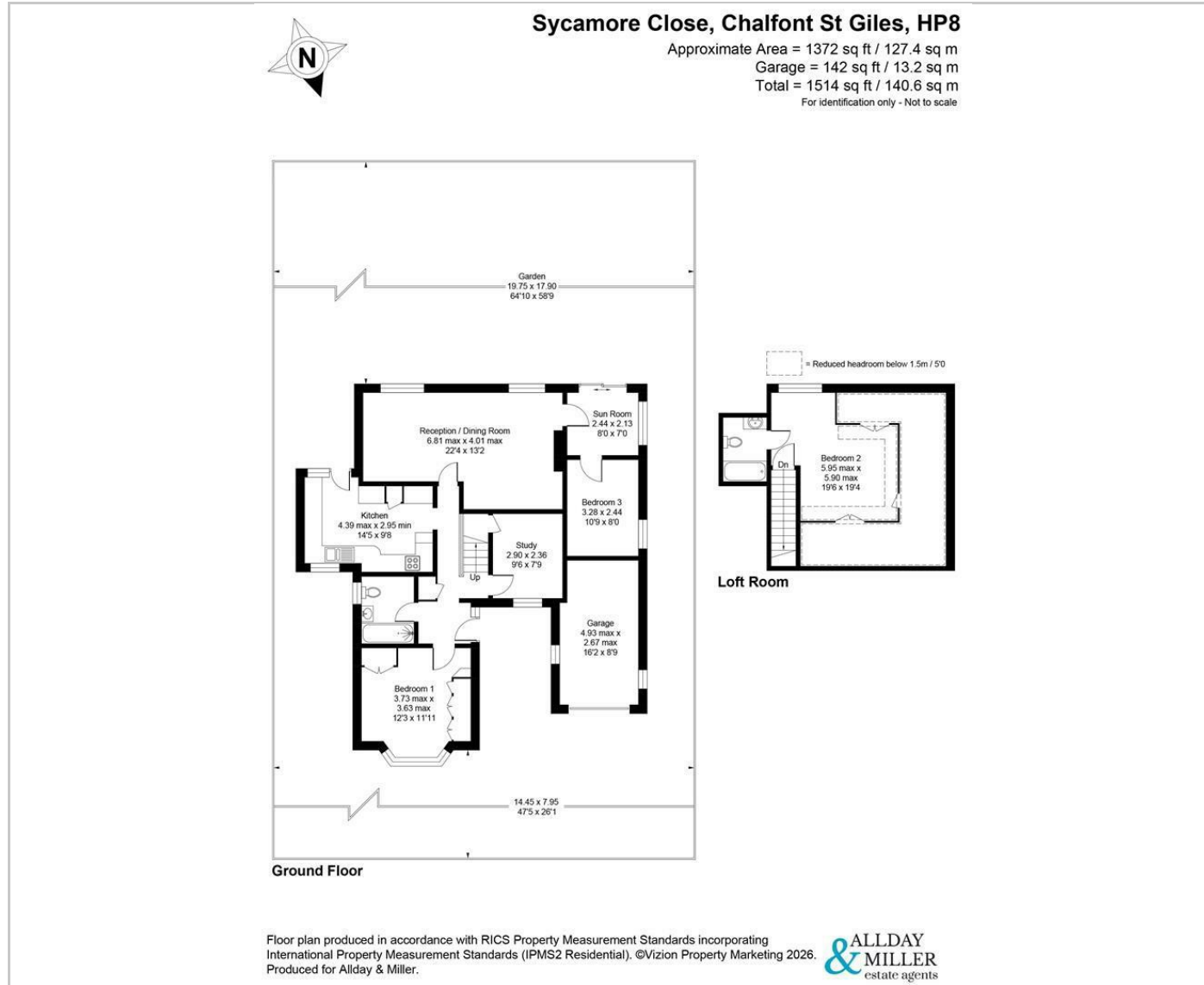
Externally, the property enjoys a front driveway providing off-road parking for multiple vehicles, with a garage. To the rear is a private garden, offering a pleasant outdoor space ideal for relaxing or entertaining.

## Situation

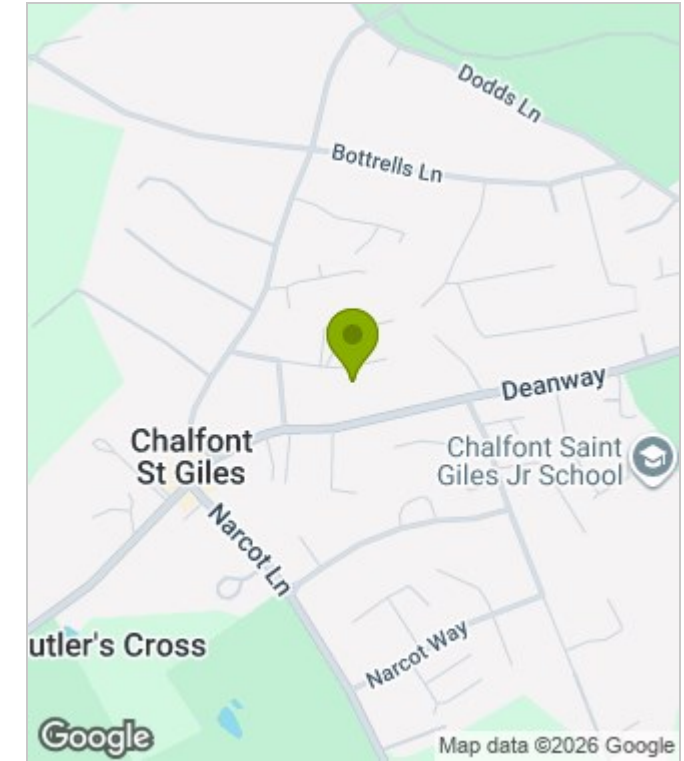
Situated in a quiet and highly sought-after cul-de-sac in the heart of Chalfont St. Giles, Sycamore Close offers an ideal setting just a short walk from the charming village high street with its selection of independent shops, cafés, pubs, Co-op and everyday amenities. While also being close to highly regarded local schools including Chalfont St Giles Infant School & Nursery, Chalfont St Giles Junior School and The Chalfonts Community College. The area is well connected, with Chalfont & Latimer station approximately 2.7 miles away providing Metropolitan Line and Chiltern Railways services into London, while nearby Seer Green & Jordans offers additional rail links. Surrounded by beautiful Buckinghamshire countryside and green open spaces, including local playing fields, tennis courts, golf and scenic walks through the Chilterns, this is a superb village location offering a peaceful lifestyle with excellent convenience and strong family appeal.



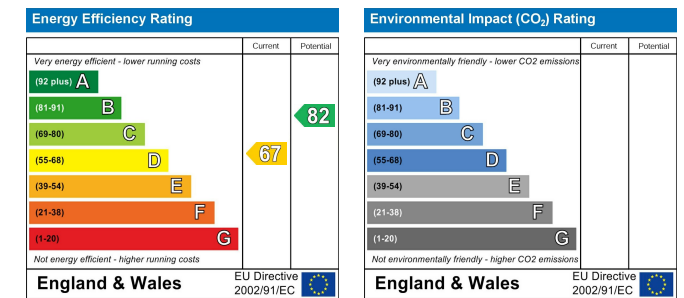
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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