



Milton Fields, Chalfont St Giles HP8 4ES

Chalfont St. Giles

£1,200,000

SIMON COLMAN
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Council Tax Band: F

Tenure: Freehold

EPC: C

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

QUOTE REF: SC-1620 A stylish, extended and remodelled family home in a quiet cul-de-sac.

- EXTENDED DETACHED FAMILYHOUSE
- SHORT WALK TO VILLAGE AMENITIES
- SPACIOUS KITCHEN/BREAKFAST LIVING AREA
- FOUR BEDROOMS & TWO BATHROOMS
- LARGE TERRACE AND PRIVATE REAR GARDEN
- MODERNISED THROUGHOUT
- PARKING FOR SEVERAL CARS
- CONVENIENT FOR SCHOOLS





Within walking distance of the Village Centre, this modernised detached house offers light, open-plan living spaces with a large Kitchen and Breakfast Area, a comfortable Sitting Room, 4 Bedrooms and 2 Bathrooms.

Entrance to a spacious Hall with LVT herringbone flooring. Cloakroom with WC, vanity basin & tiled walls.

Reception Room with brick fireplace surround and wood burning stove. Double doors from the Hall lead through to the superb

Kitchen/Breakfast/Living Area with large Island unit, breakfast bar, Quartz worktops. Bosch induction hob and two ovens, integrated dishwasher and fridge/freezer. Fitted storage and full-width sliding doors to the Terrace.

Family Room and Utility Room. Space for washing machine and tumble dryer.

On the first floor

Bedroom 1 overlooking the Garden has 2 fitted wardrobes. En-Suite shower room with WC and vanity basin.

Bedroom 2 with garden aspect. 2 further Bedrooms with front aspect. Family Bathroom with tiled walls & floor. Shower cubicle, WC.

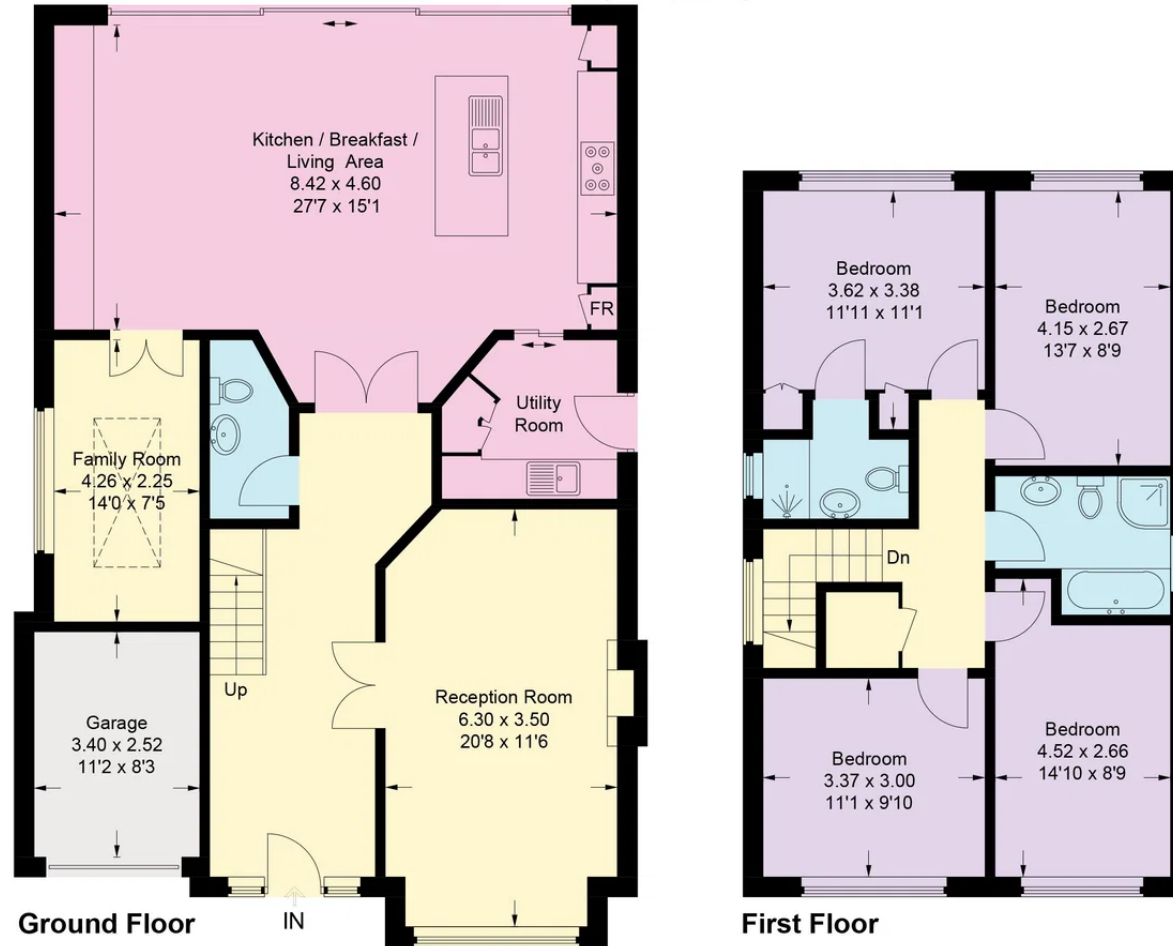
Garage with light & power, wall mounted gas fired central heating boiler.

The front garden is enclosed by hedging and a decorative fence. Small lawned area, gravel driveway providing parking for several cars.

The rear garden approached from the paved Terrace - ideal for outdoor dining. Steps lead down to a gently sloping lawn bordered by mature hedging & fencing. Offering excellent privacy, a mature magnolia tree provides shade and character.



Approximate Gross Internal Area
 Ground Floor = 103.4 sq m / 1,113 sq ft
 First Floor = 63.6 sq m / 684 sq ft
 Garage = 8.5 sq m / 91 sq ft
 Total = 175.5 sq m / 1,888 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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