



THE LAGGER, CHALFONT ST. GILES

COLMAN
&CO



33, THE LAGGER CHALFONT ST. GILES HP8 4DH

An extended bungalow of surprising proportions, located in a quiet residential area close to open countryside.

DECEPTIVELY LARGE BUNGALOW
POTENTIAL FOR ROOF CONVERSION STPP
BEAUTIFULLY MODERNISED THROUGHOUT
VERSATILE ACCOMMODATION
LOVELY LANDSCAPED GARDEN
LESS THAN HALF A MILE FROM VILLAGE CENTRE
PARKING FOR THREE CARS
BURGLAR ALARM & RING DOORBELL
EPC = D

THE PROPERTY

INTERIOR VIEWING ESSENTIAL TO FULLY APPRECIATE THE VERSATILE WELL EQUIPPED FAMILY ACCOMMODATION.

The property has been comprehensively modernised and extended to a remarkably high standard and the well arranged rooms are well accessed by a spacious inner hall. There is parking for three cars to the front and the level garden to the rear is approached by a large full width porcelain tiled terrace, perfect for alfresco dining.

ACCOMMODATION

Large Entrance Hall with access via pull down ladder to fully boarded loft.

Sitting Room with a double aspect, doors to garden and terrace, television display unit, fitted log burner styled gas fire on stone plinth.

Study with a fitted desk unit with drawers, cupboards and glass fronted display unit.

Kitchen -Breakfast Room superbly equipped with an extensive range of cupboards and drawers, continuous worktops, recess for American style fridge /freezer, plumbing for dishwasher, under-floor heating.

Utility Room with wall mounted gas fired central heating boiler, plumbing for washing machine and space for tumble dryer, tiled walls & floor, Kinetico water softener, door to garden and garage.

Main Bedroom with built-in wardrobe and En Suite Shower Room with vanity unit, WC, wide shower, tiled walls and floor, electric under-floor heating.

Bedroom 2 / Family Room with a superb range of fitted furniture including a large desk unit, wall cupboard, drawers, work tops, glass fronted display cupboard.

Bedroom 3 with fitted wardrobe furniture, dressing table and drawers.

Bedroom 4

Family Bathroom with large shower cubicle, panel enclosed bath, twin hand basins, WC, bidet, tiled walls & floor, lighting unit.

OUTSIDE

Garage with electrically operated roller door, light and power, door to utility room. External power supply & CCTV cameras.

Approached by a cobbled stone styled driveway there is parking for three cars. To one side there is an area of garden with artificial grass and well planted flower beds.

A gate provides access to a pleasing side area of sheltered garden with terracing of Indian natural stone, brick bordered flower beds and water feature. Beyond, is a large full width terrace of porcelain tiling with paved paths on both sides of the lawn leading to the pergola and garden shed with power.

SCHOOLS: There are nursery, infant and primary schools in the village. Dr Challoner's Grammar School for Boys is in Amersham and Dr Challoner's High School for Girls is in Little Chalfont.



GENERAL

Local Authority
Chiltern District Council

Services
Mains water, gas and electricity.

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Approximate Gross Internal Area = 151.6 sq m / 1,632 sq ft
(Including Garage)



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